

Skamania County Community Development

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Shoreline Exemption Application Packet

This packet provides the information necessary to apply for a Shoreline Exemption. The attached checklist will help you identify any application requirements.

About Exemptions

Projects that do not require a shoreline substantial development permit (SSDP) are called “shoreline exemptions.” An exemption from an SSDP is not an exemption or waiver from compliance with the Shoreline Master Program (SMP) and other local, state and federal permits may be required. You can read more about the different types of shoreline permits and reviews in the [SMP](#) and [Property Owner’s Handbook](#).

Typical SMP development standards that apply to exemptions include setbacks, height limits, use standards for the type of project you are proposing (residential, commercial, etc.), and requirements for vegetation conservation, critical areas, and archaeological resources.

Exemptions are commonly reviewed concurrently with your building permit and may require that you submit additional materials such as a critical area report, vegetation management plan, or an archaeological site evaluation. If your project requires in-water work, such as a dock, the County will issue a formal letter of exemption in addition to your building permit or other residential permit documents. The County's Shoreline Administrator may attach conditions to the shoreline exemption for developments and/or uses as necessary to assure consistency with SMP requirements.

Review Process

- 1) **Submittal:** Application materials submitted by the property owner or applicant.
- 2) **Completeness review:** Staff reviews the application to ensure all required information is included. The completeness determination takes up to 28 days.
- 3) **Decision:** Staff issue a decision on the exemption, typically within 30 days or as applicable for your building permit.

Fees

Applicants are responsible for paying the application fees at the time of submittal to cover all application review costs.

- Shoreline Exemption Letter - \$0
- State Environmental Policy Act (SEPA) Review (if applicable) - \$400

SMP References:

- + **SSDPs and Exemptions:**
[Section 2.6](#)

Questions?

Contact Skamania County
Community Development

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Application Checklist

Please complete the following checklist for a shoreline exemption. Applications will not be processed until all of the required information is submitted.

Applicant	Staff	Item
<input type="checkbox"/>	<input type="checkbox"/>	Required fees
<input type="checkbox"/>	<input type="checkbox"/>	Shoreline master application form
<input type="checkbox"/>	<input type="checkbox"/>	Completed copy of this checklist
<input type="checkbox"/>	<input type="checkbox"/>	Pre-application conference summary
<input type="checkbox"/>	<input type="checkbox"/>	Joint Aquatic Resources Permit Application (JARPA) Form
<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<i>A JARPA form is only required if in-water work is proposed – Select n/a if no in-water work is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	State Environmental Policy Act (SEPA) Checklist
<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<i>Certain projects, like single-family homes, are exempt from SEPA review – Select n/a if your project is exempt. See WAC 197-11-800 for exemptions.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Written narrative describing the project and how it complies with the following: <ul style="list-style-type: none"> • The applicable exemption under WAC 173-27-040 – see following page • General Provisions (SMP Chapter 3) • Shoreline environment designation provisions (SMP Chapter 4) • Shoreline specific use regulations (SMP Chapter 5) • Shoreline modification provisions (SMP Chapter 6)
<input type="checkbox"/>	<input type="checkbox"/>	Additional information as needed to demonstrate compliance with the SMP, such as site plans, section drawings, or special studies
<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	Technical assessments/Mitigation plans <i>Check all that apply – Select n/a if none are required/included.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Wetlands (SMP Section 3.4.6)
<input type="checkbox"/>	<input type="checkbox"/>	Critical aquifer recharge areas (SMP Section 3.4.7)
<input type="checkbox"/>	<input type="checkbox"/>	Fish and wildlife habitat conservation areas (SMP Section 3.4.8)
<input type="checkbox"/>	<input type="checkbox"/>	Frequently flooded areas and channel migration zones (SMP Section 3.4.9)
<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical report (SMP Section 3.4.10)
<input type="checkbox"/>	<input type="checkbox"/>	Archaeological site inspection/evaluation/cultural resources management plan (SMP Section 3.3)
<input type="checkbox"/>	<input type="checkbox"/>	Vegetation management plan (SMP Section 3.7)

List of Exemptions

Only those developments that meet the precise terms of one or more of the listed exemptions in [WAC 173-27-040](#) may be granted exemption from the SSDP process. The exemptions are summarized below:

1. **Low Cost or Value** – when the total cost or fair market value of the project exceeds the dollar amount established by the State of Washington Office of Financial Management (currently \$7,047).
2. **Normal Maintenance or Repair** – actions to keep existing structures in sound condition and prevent dilapidation, to address damage by accident, fire, or elements, and some replacement in limited situations, as allowed by WAC 173-27-040(2)(b).
3. **Single Family Bulkhead** - for the sole purpose of protecting an existing single-family residence from loss or damage by erosion, as allowed by WAC 173-27-040(2)(c).
4. **Emergency Action** - to protect property from damage by the elements due to an unanticipated and imminent threat to public health, safety, or the environment, as allowed by WAC 173-27-040(2)(d).
5. **Agriculture Operations** – common practices needed for farming, irrigation, and ranching activities, as allowed by WAC 173-27-040(2)(e).
6. **Navigation Aids** - navigational aids such as channel markers and anchor buoys, as allowed by WAC 173-27-040(2)(f).
7. **Single-family Home** - a single-family residence, no taller than 35', with appurtenances for use by the applicant or their family, as allowed by WAC 173-27-040(2)(g).
8. **Residential Dock** - a single-user or community dock for private, noncommercial boating access by the owners or residents of single-family and multiple-family homes, as allowed by WAC 173-27-040(2)(h).
9. **Irrigation Systems** - canals, waterways, drains, reservoirs, or other facilities for the irrigation of lands, as allowed by WAC 173-27-040(2)(i).
10. **Marking Property Lines or Corners** - on state-owned lands, as allowed by WAC 173-27-040(2)(j).
11. **Agricultural Drainage & Diking** - system of dikes, ditches, drains, or other facilities, as allowed by WAC 173-27-040(2)(k).
12. **Site Preparation** - exploration and investigation activities necessary to prepare a permit application, as allowed by WAC 173-27-040(2)(m).
13. **Aquatic Weeds** - removal or control of aquatic noxious weeds, as allowed by WAC 173-27-040(2)(n).
14. **Watershed Restoration** - projects as allowed by WAC 173-27-040(2)(o).
15. **Habitat & Fish Passage** - projects designed to improve fish or wildlife habitat or fish passage, as allowed by WAC 173-27-040(2)(p).
16. **ADA Retrofits** – altering an existing structure to provide physical access by individuals with disabilities, as allowed by WAC 173-27-040(2)(q).