

Skamania County Community Development

170 NW Vancouver Ave, PO Box 1009, Stevenson, WA 98648
Phone: 509-427-3900 Email: permitcenter@co.skamania.wa.us



Shoreline Conditional Use Permit Application Packet

This packet provides the information necessary to apply for a Shoreline Conditional Use Permit (SCUP). The attached checklist will help you identify any application requirements.

About Shoreline Conditional Use Permits

An SCUP application is used to request one of the conditional uses identified in the Shoreline Master Program (SMP). A project that requires an SCUP will also require a shoreline substantial development permit or a shoreline exemption. Your project may also require critical areas review or an archaeological evaluation. You can read more about the different types of shoreline permits and reviews in the [SMP](#) and [Property Owner's Handbook](#).

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) **Public notice:** Applications are noticed within 14 days of completeness. The comment period lasts 30 days.
- 4) **Staff report:** Staff issues a staff report based on application materials, applicable standards of the SMP, and public comments. This typically happens approximately 10 days before the public hearing.
- 5) **Public hearing:** The hearing examiner conducts a public hearing and issues a recommendation within 120 days of application being determined technically complete, and staff forwards the local recommendation to the Department of Ecology.
- 6) **Ecology review:** Ecology conducts a 30-day review and issues a final decision.
- 7) **Appeal:** The appeal period is 21 days after Ecology's notice of final decision; construction cannot occur during the appeal period.

SMP References:

- + **SCUP criteria:** [Section 2.8](#)
- + **Uses and standards:** [Table 5-1](#) and [Section 5.3](#)

Questions?

Contact Skamania County
Community Development

(509) 427-3900

permitcenter@co.skamania.wa.us

Fees

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

- Shoreline Permit - \$1,050
- State Environmental Policy Act (SEPA) Review (if applicable) - \$400

Application Checklist

Please complete the following checklist for an SCUP. 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 <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"/> N/A	<input type="checkbox"/> N/A	
<input type="checkbox"/>	<input type="checkbox"/>	State Environmental Policy Act (SEPA) Checklist <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"/> N/A	<input type="checkbox"/> N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Written narrative describing the project and how it complies with the following: <ul style="list-style-type: none"> • SCUP Criteria (SMP Section 2.8) – 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"/>	Plan set <ul style="list-style-type: none"> • Site Plan showing OHWM, vegetation character, dimensions and location of existing and proposed structures and improvements, and critical areas • Grading Plan • Project and construction details <p>All site plans and civil drawings must be drawn to an engineering or architectural scale (e.g. 1" = 20' or 1/4" = 1').</p>
<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)

Conditional Use Criteria

In order for the County and Ecology to approve an SCUP, your application must demonstrate compliance with the following review criteria as listed in [WAC 173-27-160](#) and [SMP Section 2.8](#). As noted in the checklist, your written narrative must address these criteria.

- a. That the proposed use is consistent with the policies of RCW 90.58.020 and the master program;
- b. That the proposed use will not interfere with the normal public use of public shorelines;
- c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
- d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
- e. That the public interest suffers no substantial detrimental effect.