

Skamania County Community Development

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Shoreline Substantial Development Permit Application Packet

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

About Substantial Development Permits

SSDPs are required for any developments undertaken in shoreline jurisdiction that do not meet the criteria for an exemption. In addition to an SSDP, your project may require other approvals, such as a shoreline conditional use permit or shoreline variance, or review for critical areas or archaeological sites. You can read more about the different types of shoreline permits and reviews in the [Shoreline Master Program](#) (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.
- 6) **Decision:** The County issues a decision within 120 days of the application being deemed complete.
- 7) **Appeal:** The appeal period is 21 days after the decision; construction cannot occur during the appeal period.

SMP References:

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

Questions?

Contact Skamania County
Community Development
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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 SSDP application. 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"> • 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)