

Permitting



Substantial Development Permit

- Required for all development projects in shoreline jurisdiction that are not exempted
- Specific submittal and public comment requirements
- Type of “Master Use Permit”

Exemptions

- Exempted projects listed in WAC 173-27-040
 - projects less than \$5,713 that do not interfere with public use
 - normal maintenance and repair
 - certain structures accessory to SF homes
- Projects are exempted from requirements of substantial development permit, not SMP

Conditional Use Permits

- Allows uses and developments under special circumstances or conditions specified in SMP
- Requires review by Dept of Ecology

Variations

- Authorizes deviations from specific bulk, dimensional, and performance standards where
 - there are “extraordinary or unique circumstances” and
 - strict interpretation of the code would cause “unnecessary hardships” or “thwart the policies of the SMA”
- Can't be granted for use standards, only development standards
- Requires review by Dept of Ecology

Questions

- What aspects of the permitting process are working effectively?
- What aspects of the permitting process are causing the greatest frustration or concern (time, cost, predictability, coordination with other agencies, other)?
- What specific steps could the City take to improve the process?