



LAND USE MASTER INVOICE

COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, STE. 3000

BLAINE, WA • 98230

PHONE: (360) 332-8311

FAX: (360) 543-9978

Total Fees

\$ _____

FOR OFFICIAL USE ONLY

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I attest that the information provided on this and supplemental application forms and materials is true and accurate. I also agree to provide access and right of entry to City of Blaine employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

Project Name:			
Site Address/Location/Parcel Number:			
Contact Person:		Phone:	
Email:			
Mailing Address for Contact Person:			
Property Owner Name:		Property Owner Signature:	

PLEASE CHECK ALL THAT APPLY

Planning & Zoning

- ☐ Pre-Application Request – 1st Free (2nd \$275)
- ☐ Conditional Use Permit – \$500*
- ☐ Variance - \$500*
- ☐ Commercial Design Review – \$200
- ☐ Site Plan Review (SPR) – \$300 + \$75/hour for re-review

Land Division & Consolidation

- ☐ Boundary Line Adjustment – \$275
- ☐ Lot Consolidation – \$100
- ☐ Short Plat/Subdivision – \$600
- ☐ Preliminary Long Plat/Subdivision – \$1,850 + \$100/Lot or Tract*
- ☐ Final Long Plat/Subdivision – \$600 + \$50/Lot or Tract
- ☐ General Binding Site Plan – \$2,500 + \$100/acre for every acre over 3*
- ☐ Specific Binding Site Plan – \$800

Home Business

- ☐ Home Occupation Permit – \$50
- ☐ In-Home Care Home Occupation Permit – \$50

Appeals

- ☐ Administrative Appeal – \$2,500.00*

Hearing Examiner Fees*

Hearing Examiner Fee - \$1,500

Environment

- ☐ Critical Areas Review – \$350
- ☐ Flood Development Permit – \$100
- ☐ Land Disturbance Permit (Minor) – \$350
- ☐ Land Disturbance Permit (Major) – \$1,000
- ☐ SEPA Application/Checklist – \$500
- ☐ SEPA Exemption Request – \$100
- ☐ Shoreline Substantial Development < \$50K - \$350*
- ☐ Shoreline Substantial Development ≤ \$250K - \$800*
- ☐ Shorelines Substantial Development > \$250K - \$1,500*
- ☐ Shoreline Substantial Development Permit Exemption Request – \$100
- ☐ Shoreline Variance – \$1,000*
- ☐ Shoreline Conditional Use Permit – \$1,000*

Amendment

- ☐ Comprehensive Plan Amendments – Variable
- ☐ Zoning Map Amendment – Variable
- ☐ Zoning Text Amendment – \$1,000
- ☐ Annexation – \$1500 + \$50/acre
- ☐ PUD Amendment – \$1,000 + \$20/Lot*
- ☐ PUD Modification – \$500

DESCRIPTION OF PROPOSED PROJECT: (Attach supplemental sheets as necessary)



INFORMATION BULLETIN No. 39

City of Blaine

Updated
Nov 2021

SHORELINE PERMITTING

The Shoreline Management Act (SMA) requires all counties and most towns and cities with shorelines to develop and implement Shoreline Master Programs. The SMA was passed by the Washington Legislature in 1971 and adopted by voters in 1972. Its overarching goal is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

The Blaine Shoreline Master Program document that implements the Washington State Shoreline Management Act at the local level. The Master Program applies the policies and goals of the State Act to the unique conditions and features of the City of Blaine.

The SMA establishes three types of shoreline permits: substantial development permit, conditional use permit, and variance permit. Proposals for development and activities within shoreline jurisdiction may require one, two or all of those permits – or none at all.

What are "Shorelines of the State"?

The area where the Shoreline Management Act applies. These include: • All marine waters. • Segments of streams where the mean annual flow is more than 20 cubic feet per second. • Shorelands adjacent to these water bodies. This is typically the land area within 200 feet of the water body,

WHAT IS A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT?

A Substantial Development Permit is required for all substantial developments within the shoreline jurisdiction.

This permitting process is required to ensure consistency with the Shoreline Management Act. Developments within shorelines of the state must be

consistent with the policies of the Shoreline Management Act and the requirements of the City of Blaine's Shoreline Master Program (SMP), WAC 173-22 and 173-27, other local government rules and regulations, and state and federal rules and regulations.

WHAT IS A SHORELINE CONDITIONAL USE PERMIT?

A Conditional Use Permit is required if the specific activity you wish to undertake is listed as a conditional use or is not specifically listed as a use element in the Master Program. This permit is issued by the City, if the application meets certain criteria, and must be approved by the Washington State Department of Ecology.

WHAT IS A SHORELINE VARIANCE PERMIT?

A Variance Permit is required if the activity does not meet the minimum standards for this type of development as outlined in the Master Program. This permit is issued by the City, if the application meets certain criteria, and must be approved by the Department of Ecology.

HOW ARE THESE APPLICATIONS PROCESSED?

The application is processed as Type II-HE application. Refer to the Informational Bulletin describing that process. See IB#8.

WHAT IF I DISAGREE WITH THE HEARING EXAMINER'S DECISION?

Decisions of the Hearing Examiner may be appealed to the Shoreline State Shoreline Hearings Board by filing a request for review within 21 days of the date of filing of the permit. The date of filing is defined in

RCW 90.58.140(6). The procedure **for filing** a request for review is set forth in RCW 90.58.180.

EXEMPTIONS

A project is exempt from permit requirements if it is not a substantial development or if it is exempt by statute, such as single family dwellings. However, such projects must meet the minimum standards of the Master Program.

If your project is not a substantial development, you should request a shoreline exemption, using the Shoreline Exemption Request form.

What are “Substantial Development”?

Substantial development is defined in RCW 90.58.030(3)(e). Substantial development is that which exceeds a specific cost or fair market value threshold or is “any development which materially interferes with the normal public use of the water or shorelines of the state.” and may include part or all of a floodplain.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.



CITY OF BLAINE

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Shoreline Variance Use Permit Application

Applications must be submitted electronically. E-mail materials to cdspermits@cityofblaine.com. See [Electronic Permit Submittal Instructions](#) for more information.

FOR OFFICE USE ONLY

Application #

STAMP IN DATE

Name: _____

Applications must be completed and submitted to Community Development Services. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned to the applicant.

SUBMITTAL REQUIREMENTS

- ✘ A completed **Master Land Use Application**. Representative authorization is required if application is not signed by owner.
- ✘ Please prepare and label as **"EXHIBIT A,"** a narrative statement describing how the proposal is consistent with the following criteria:
 - That the strict application of the bulk, dimensional or performance standards set forth in the master program precludes or significantly interferes with a reasonable permitted use of the property.
 - That the hardship described above (bullet point one) is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size or natural features and the application of the master program and not, for example, from the deed restrictions or the applicant's own actions.
 - That the design of the project will be compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the shoreline environment designation.
 - That the proposed variance does not constitute a granting of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief.
 - That the public interest will suffer no substantial detrimental effect.
 - That the public rights of navigation and use of the shorelines will not be adversely affected by granting of the proposed variance.
- ✘ A Shoreline Variance Permit application fee as set forth in the City of Blaine Unified Fee Schedule.