



# 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 – 1<sup>st</sup> Free (2<sup>nd</sup> \$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)**



# CITY OF BLAINE

## COMMUNITY DEVELOPMENT SERVICES

435 MARTIN ST., STE 3000 • BLAINE, WA • 98230  
PHONE: (360) 332-8311 • FAX: (360) 543-9976  
www.cityofblaine.com

### Shorelines Substantial Development Permit (SSDP) Application

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

#### FOR OFFICE USE ONLY

Application #  
\_\_\_\_\_

STAMP IN DATE

Project Name: \_\_\_\_\_ Construction Value: \_\_\_\_\_

#### Owner Information

Name: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ (Agent information on Master Land Use Invoice)

#### Project Location

Address and identification of the section township and range to the nearest quarter, quarter section:

OR

Latitude and longitude to the nearest minute: \_\_\_\_\_

Adjacent water body(s): \_\_\_\_\_

General description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project: \_\_\_\_\_

---

---

---

---

---

General description of the property as it now exists including its physical characteristics and improvements and structures: \_\_\_\_\_

---

---

---

---

General description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics:

---

---

---

---

A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include:

- (a) The boundary of the parcel(s) of land upon which the development is proposed.
- (b) The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.
- (c) Existing and proposed land contours.
- (d) A delineation of all wetland areas.
- (e) A general indication of the character of vegetation found on the site.
- (f) The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.
- (g) A preliminary landscaping plan for the project.
- (h) A mitigation plan for areas on or off the site to compensate for impacts associated with the proposed project.
- (i) Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.
- (j) Quantity, composition and destination of any excavated or dredged material.
- (k) A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
- (l) Where applicable, as determined by the Director, a depiction of the impacts to views from existing residential uses and public areas.

Any other information determined necessary by the Director to complete the review process.



# 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.