



Community Development Department
801 228th Avenue SE
Sammamish, WA 98075-9509
Phone: 425-295-0500
Fax: 425-295-0600
City Hall Hours: 8:30am-5:00pm
Permit Center: 8:30am-4:00pm
Web: www.sammamish.us
www.mybuildingpermit.com

LAND USE APPLICATION

SMC CHAPTER 25.08

Shoreline Substantial Development

A Substantial Shoreline Development permit is required for any development which does not meet the specific shoreline exemptions established by WAC 173-27-040. Activities requiring this permit include, but are not limited to new docks/piers valued at more than \$10,000; single family homes built for subsequent sales, any development worth more than \$6,416.00.

Please provide a letter describing your proposal and the general vicinity, total project cost, (i.e., a receipt or bid indicating fair market value of labor, equipment and materials) and demonstrate on a development plan the following information as outlined in WAC 173-27-180:

1. Boundary of parcel and land upon which the development is proposed.
2. Name of water body.
3. Ordinary High Water Mark location⁵.
4. Environmentally critical area delineations.
5. Vegetation characteristics.
6. Structures, improvements and uses both existing and proposed for subject site and adjacent properties (Including: identification, locations & dimensions).
7. Landscape plan³.
8. View impacts³.
9. Fill and grading (Including: quantity, source, composition & destination).
10. Elevations (Including: 100-year flood at 33 feet per FIRM datum).
11. Land contours (existing & proposed).

Please complete the Submittal Items Table over

SUBMITTAL ITEMS

Please mark each box with an "X"

X	Base Land Use Application	X	Mailing List, Map & Labels ⁴ <ul style="list-style-type: none"> • One list & map of property owners within 1,000 feet of subject property line <li style="color: red;">2000 feet for properties within EHNSWB overlay • Four sets of mailing labels
	Pre-Application Conference Notes ¹		
X	Digital copy of all documents		
X	Acceptance of Financial Responsibility /Affidavit of Applicant Status	X	Critical Area Study ³ (FWHCA, wetland & Stream) x 4 copies (If applicable)
X	Project Description	X	Development Plan Set – 3 copies per submittal instructions & electronic PDF ³
	Water & Sewer Certificates or Septic System Approval ³ x 2 copies	X	Technical Information Report ² & ⁶ x 4 copies
X	Legal Description	X	Counter Service Intake Fee Type 4: \$488.00
X	Critical Area Affidavit	X	Publication/Mailing: \$526.00
	SEPA Environmental Checklist ³ x 4 copies	X	Legal Notice Posting: \$190.40
	ESF&R Plan Review Sheet	X	Preliminary Review Deposit: \$4,270.00
X	Title Report (< 30 days old include supplemental document)	X	Critical Area Review: \$610.00

- ¹ If you would like to schedule a conference regarding a land use application please contact the Community Development Department.
- ² Other local, state and federal permits, including but not limited to JARPA may be required.
- ³ When applicable.
- ⁴ As identified by KC Tax Assessor records. The 1000 foot area shall be expanded as necessary to include at least 20 different property owners.
- ⁵ As established by a qualified professional pursuant to RCW 90.58 and WAC 173-22-030(11).

The listed fees are initial deposit amounts based on hourly rate. If the initial deposits have been exhausted before the project is completed an additional deposit will be required in the amount estimate by the Community Development Department round to the nearest 10 hour increment.