



CITY OF BLACK DIAMOND

Community Development Dept.

24301 Roberts Drive / PO Box 599
Black Diamond, WA 98010
(360) 851-4447

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

ABOUT SHORELINE SUBSTANTIAL DEVELOPMENTS:

A shoreline substantial development permit is required for any development within the shoreline jurisdiction (i.e. within 200 feet of Lake Sawyer or in associated wetlands) of which the total cost or fair market value exceeds \$8,504 (updated every 5 years based on consumer price index), or any development which materially interferes with the normal public use of the water or shorelines of the state unless it is one of the 12 exemptions identified in state law and in Chapter 6, Section E of the City's SMP (see also the Shoreline Exemption Checklist). The fair market value of any donated, contributed or found labor, equipment or materials shall be included in the above price.

What qualifies as "development" is a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW. "Development" does not include dismantling or removing structures if there is no other associated development or re-development.

REVIEW PROCESS:

A pre-application meeting with staff is required.

Shoreline substantial development permits are a Type 3 quasi-judicial permit process, which requires a hearing before and decision by the Hearing Examiner.

The permit shall only be granted when the development proposed is consistent with:

- The policies and procedures of the SMA.
- Applicable state regulations.
- The provisions of the City of Black Diamond SMP; and
- The provisions of the Black Diamond Municipal Code.

Local government may attach conditions to the approval of permits as necessary to assure consistency of the project with the act and the local master program.

Time Limits

- Construction activities or the use or activity shall be commenced within 2 years of the effective date of a substantial development permit.
- Authorization to conduct development activities shall terminate 5 years after the effective date of a substantial development permit.
- A single extension for both the above requirements may be granted for a period not to exceed one year based on reasonable factors.
- Any revisions to the permit shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.

Code References

Environment

Title 19 BDMC

Resources

King County iMap

Black Diamond Zoning Map

Shoreline Master Program

Questions?

Planning Division

Permit Status

City of Black Diamond

24301 Roberts Drive

PO Box 599

Black Diamond, WA 98010

www.blackdiamondwa.gov



SUBMITTAL REQUIREMENTS

1. ☐ Completed, signed Master Application Form
2. ☐ Site Plan at 1" = 20' or 1" = 30' scale
3. ☐ Vicinity map
4. ☐ Site Photos
5. ☐ Written narrative describing the project including the proposed use(s) and the activities necessary to accomplish the project.
6. ☐ Other documents as required by staff (ex: SEPA checklist, wetland study, biological assessment, geotechnical study, Hydraulic Project Approval, etc.)