

SHORELINE CONDITIONAL USE PERMIT CHECKLIST



CITY OF BLACK DIAMOND

Community Development Dept.

24301 Roberts Drive / PO Box 599
Black Diamond, WA 98010
(360) 851- 4567

ABOUT SHORELINE VARIANCES:

The purpose of a conditional use permit is to provide a system within the SMP which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by the City of Black Diamond or the Department of Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the SMA and the SMP. Uses that are specifically prohibited by this SMP may not be authorized with the approval of a conditional use permit.

REVIEW PROCESS:

- Uses which are classified or set forth as conditional uses in the SMP may be authorized, provided the applicant demonstrate all of the following conditional use criteria as listed in WAC 173-27-160:
 1. That the proposed use is consistent with the policies of RCW 90.58.020 and the SMP;
 2. That the proposed use will not interfere with the normal public use of public shorelines;
 3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this SMP;
 4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 5. That the public interest suffers no substantial detrimental effect.
- In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.
- Other uses which are not classified or set forth in this SMP may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the SMP.
- Uses which are specifically prohibited by the SMP may not be authorized.
- In addition, conditional use permits will be granted subject to the following criteria of the City of Black Diamond Municipal Code:
 1. Design of the site will be compatible with the surroundings and the City's Shoreline Master Program.
 2. The proposed use will not be contrary to the general intent of the master program.
 3. The use will cause no unreasonably adverse effects on the environment or other uses in the area.
 4. The use will not interfere with public use of the shoreline area.

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 - Planning Division
2. ☐ Site Plan at 1" = 20' or 1" = 30' scale
3. ☐ Vicinity map
4. ☐ Written narrative addressing the above criteria and any other information relevant to the proposal.