



# Shoreline Master Program Narrative

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**This narrative must be completed and uploaded as part of the application submittal. Please select the type of Shoreline Application being requested. More than one may apply.**

- |  |                                  |
|--|----------------------------------|
| <input type="checkbox"/> Shoreline Substantial Development | Complete questions 1-5           |
| <input type="checkbox"/> Shoreline Conditional Use         | Complete questions 1-11          |
| <input type="checkbox"/> Shoreline Variance                | Complete questions 1-5, and 8-14 |

1. Name of associated shoreline or body of water.
  
  
  
  
  
  
  
  
  
  
2. Provide a general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.
  
  
  
  
  
  
  
  
  
  
3. Provide a general description of the property as it currently exists.
  - a. Describe the current physical characteristics of the property, such as existing vegetation or slopes.
  
  
  
  
  
  
  
  
  
  
  - b. Describe any buildings or structures currently on the property.
  
  
  
  
  
  
  
  
  
  
  - c. Describe any other improvements to the property, such as septic, well, parking areas, etc.

4. Provide a general description of the adjacent properties as they currently exist. Use [iMap](#) for aerial views of neighboring properties.
  - a. Describe the uses adjacent to the property such as residential or commercial.
  - b. Describe the structures and improvements (septic, well, parking areas, etc.) located on the adjacent properties.
  - c. Describe the intensity of development of the adjacent properties such as the existing number of residential or commercial buildings, or additional structures.
  - d. Describe the physical characteristics of the adjacent properties such as existing vegetation or slopes.
5. Describe how the proposed project will alter the following:
  - a. Describe how the project will impact the physical characteristics of the property such as existing vegetation or slopes.
  - b. Describe how the project will impact existing buildings and structures or if new buildings or structures are proposed.
  - c. Describe any improvements that are proposed with the project such as septic, well, parking, etc.
  - d. Describe the total area that will be impacted by the project.

6. Explain how the proposed use will be consistent with the policies of this Master Program and policies of RCW [90.58.020](#).
7. Explain how the proposed use will not interfere with the normal public use of public shorelines.
8. Explain how there will not be any detrimental effects to the public interest.
9. Explain how the design of the project will be compatible with other permitted activities in the area.
10. Explain how the design of the project will not cause unreasonable adverse effects to adjacent properties.
11. Explain how the design of the project will not cause unreasonable adverse effects to the shoreline environment designation.
12. Explain how the strict application of the bulk, dimensional or performance standards set forth in this Master Program precludes or significantly interferes with a reasonable use of the property not otherwise prohibited by the Master Program.

13. Explain how the hardship described above 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 deed restrictions or the applicant's own actions.
  
14. Explain how the variance would not constitute the granting of a special privilege not enjoyed by the other properties in the same area and will be the minimum necessary to afford relief.

**Shoreline Conditional Use Application:**

Applications for uses which are classified or set forth in the Shoreline Master Program as conditional uses may be authorized providing the applicant can meet the criteria of questions 1-11.

In granting an approval of a conditional use application, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if a conditional use application were granted for other development in the area where similar circumstances exist, the total of the conditional uses should also remain consistent with the policies of the Shoreline Master Program and [RCW 90.58.020](#) and should not produce adverse effects to the shoreline environment.

Other uses which are not classified or set forth in the Shoreline Master Program may be granted as conditional uses provided the applicant demonstrates that extraordinary circumstances preclude reasonable use of the property and meets the criteria of Section [11.03 a-e](#) of the Shoreline Master Program.

Conditional Use applications may not be granted for uses that are prohibited by the Shoreline Master Program.

**Shoreline Variance Application:**

Variance applications for development must be located landward of the Ordinary High-Water Mark (OHWM), except within areas designated as marshes, bogs, or swamps, pursuant to Chapter [173-22 WAC](#). A variance may be granted provided the applicant can meet the criteria of questions 1-5 and 8-14.