



## SHORELINE CONDITIONAL USE SUBMITTAL REQUIREMENTS

The purpose of a Conditional Use Permit is to provide a system within the Shoreline Master Program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW [90.58.020](#). A Shoreline Conditional Use will be processed as a Type 3 procedure with review by a Hearing Examiner, followed by review by the Department of Ecology.

1. Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following in writing:

- A. That the proposed use will be consistent with the policies of the Shoreline Master Program.
- B. That the proposed use will not interfere with the normal public shorelines.
- C. That the proposed use of the site and design of the project will be compatible with other permitted uses within the area.
- D. That the proposed use will cause no unreasonable adverse effects to the shoreline environment designation in which it is to be located.
- E. That the public interest suffers no substantial detrimental effect.

2. Other uses which are not classified or set forth in the applicable master program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of number (1) above.

3. 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 should not produce substantial adverse effects to the shoreline environment.

4. Uses, which are specifically prohibited by the Master Program, may not be authorized.

5. In addition, conditional use permits will be granted subject to the following criteria of the City of Black Diamond Municipal Code:

- a. Design of the site will be compatible with the surroundings and the City's Shoreline Master Program.
- b. The proposed use will not be contrary to the general intent of the master program.
- c. The use will cause no unreasonably adverse effects on the environment or other uses in the area.
- d. The use will not interfere with public use of the shoreline area.

### **Submittal Requirements:**

Planning Permit Master Application form

Certification and Transfer of Applicant Status form

**3 Copies** of written narrative addressing the criteria above, as well as any other information that may be relevant to the final decision.

**3 Copies** of a site plan to a scale of 1"=20' or 1"=30'

**3 Copies** of a small-scale vicinity map.