



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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SUBJECT: "Limited Review" of certain Shoreline Exemption Applications

POLICY NO: 006/14

EFFECTIVE DATE: September 10, 2014

PURPOSE: To amend Policy 001/12, effective April 2, 2012, establishing criteria for "Limited Review" of certain Shoreline Exemption applications. "Limited Review" Shoreline Exemptions are those Shoreline Exemptions per RCW90.58 that require minimal interagency coordination and regulatory review and, therefore, may be processed more expeditiously and at a reduced fee.

POLICY: Certain Shoreline Exemptions may be designated and processed as "Limited Review" Shoreline Exemptions. Examples of projects that may qualify for a "Limited Review" Shoreline Exemptions include:

- Like-for-like replacements of septic components (*not* drainfield relocation, as noted in Policy #002-14)
- Small additions to the landward side of an existing residence, such as: decks, porches, carports, etc.
- Other minor accessory structures such as tool sheds, garden sheds, greenhouses, etc. located to the landward side of the shoreline setback
- Normal maintenance and repair of shoreline improvements

To qualify as a "Limited Review" Shoreline Exemption, the project must meet all of the following criteria listed below:

- 1) The project must be exempt from Substantial Development Permit Requirements per WAC 173-27-040 and ICC 17.05.060.
- 2) The project must qualify for Type I permit review per ICC 16.19 and not require a threshold determination under SEPA (i.e., a SEPA categorical exemption).

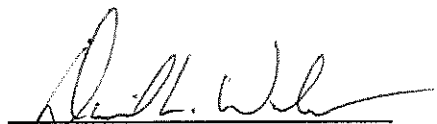
- 3) The project must be limited to repair and maintenance activities or like-for-like replacement of an existing, legally established and permitted structure (No change in size, shape, location, or configuration may be authorized under a "Limited Review" Shoreline Exemption Application).
- 4) If requested by the Department, the applicant must demonstrate the original use or structure was legally established.
- 5) The project must not be within a designated Critical Area or an associated buffer, with the exception of Fish and Wildlife Habitat Conservation Areas (FWHCA).
- 6) Repair and maintenance of any structure located waterward of the Ordinary High Water Mark (OHWM), deemed exempt from SEPA review per WAC 197-11-800(3). Flood Development permit applications must be submitted to Building prior to the 'Limited Review' application to confirm whether the reconstruction is limited to less than 50% of value, to be deemed 'maintenance and repair'.
- 7) In the vicinity of cultural resources, clearance from DAHP is necessary.

Combined projects are allowable under "Limited Review" Shoreline Exemptions. An Exemption request is reviewed in the standard manner if part of a project does not meet the "Limited Review" Shoreline Exemption criteria.

The Planning and Community Development Department will have discretion in application of this policy, consistent with Island County Code, the Island County Shoreline Master Program, and WAC 173-27-040.

REDUCED APPLICATION FEE: The application fee for processing a Limited Review Shoreline Exemption shall be \$100.00.

PROCESSING TIME: Limited Shoreline Review Exemptions will receive expedited processing. Our goal is for all such applications to be reviewed and issued within 3 business days following a complete application submittal.



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Director of Planning and Community Development