


**King County**

Department of Development  
and Environmental Services

900 Oakesdale Avenue Southwest  
Renton, WA 98057-5212

206-296-6600 TTY 206-296-7217

<p><b>SHORELINE ENVIRONMENT REDESIGNATION: Information, Instructions &amp; Application</b></p>
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For alternate formats, call 206-296-6600.

## General Information

The following sections from the King County Code (K.C.C.) pertain to the procedural application requirements for a Shoreline Environment Redesignation:

### **KCC (King County Code) 25.32.130 Shoreline environment redesignation.**

- A. Shoreline environments designated by the master program may be redesignated by the county council upon finding that such a redesignation will be consistent with the standards in K.C.C. 25.32.180. A shorelines redesignation may be initiated by an applicant or by motion of the council.
- B. A redesignation initiated by an applicant shall be made on forms and processed in a manner prescribed in K.C.C. 25.32.140. A redesignation initiated by the council shall follow the process in K.C.C. 25.32.150.
- C. The fee which shall accompany an application for a shoreline redesignation shall be as adopted by ordinance.
- D. The departmental report and recommendation regarding an application or a site-specific redesignation initiated by council motion shall be forwarded to the hearing examiner for consideration together with all relevant testimony at a public hearing to be held consistent with the procedures for a zone reclassification as provided in K.C.C. chapter 20.24.

### **25.32.140 Redesignation applications.**

- A. A redesignation initiated by an applicant, as described in K.C.C. 25.32.130B, must follow the procedures in K.C.C. chapters 20.20 and 20.24 for shorelines redesignations and must include the following information in addition to the requirements in K.C.C. chapter 20.20:
  1. Applicant information, including signature, telephone number and address;
  2. The applicant's interest in the property, such as owner, buyer or consultant;
  3. Property owner concurrence, including signature, telephone number and address;
  4. A property description, including parcel number, property street address and nearest cross street;
  5. A county assessor's map outlining the subject property;
  6. Related or previous permit activity;
  7. A description of the proposed shorelines redesignation;
  8. A mitigation plan providing for significant enhancement of the first one hundred feet adjacent to the shoreline and improved habitat for species declared as endangered or threatened under the Endangered Species Act, to the extent that the impacts of development can be determined at the time of the proposed shoreline redesignation.
  9. A discussion of how the proposed shorelines redesignation meets the criteria in K.C.C. 25.32.180.
- B. The examiner shall make a recommendation to the council based on the criteria for review in K.C.C. 25.32.180.

### **25.32.150 Redesignations initiated by motion.**

- A. A motion initiating a shorelines redesignation, as described in K.C.C. 25.32.130B must be accompanied by the following information:
  - 1. A description of the shoreline reach and a property description, including parcel numbers, property street addresses and nearest cross streets, for all properties that the shoreline runs through or is adjacent to;
  - 2. A county assessor's map outlining the subject property or properties; and
  - 3. A description of the proposed shorelines redesignation.
- B. If the motion proposes site-specific redesignation, as "site" is defined in K.C.C. Title 21A, the redesignation shall be referred to the hearing examiner for consideration following the procedures of K.C.C. 25.32.140 for consideration of redesignation application. Any other redesignation proposal initiated by motion shall be referred to the executive for consideration as to whether the redesignation is appropriate for review as part of the annual or four-year Comprehensive Plan update, or should proceed independent of the annual or four year update process, such as through a subarea planning process.
- C. A motion initiating a site-specific redesignation must identify the resources and the work program required to provide the same level of review accorded to an applicant-generated shorelines redesignation. Before adoption of the motion, the executive shall have the opportunity to provide an analysis of the motion's fiscal impact. If the executive determines that additional funds are necessary to complete the work program, the executive may transmit an ordinance requesting the appropriation of supplemental funds. The council may consider the supplemental appropriation ordinance concurrently with the proposed motion referring the shorelines redesignation proposal to the examiner.
- D. A site-specific redesignation initiated by motion shall follow the procedures in K.C.C. chapters 20.20 and 20.24 for shorelines redesignations with regard to the information to be provided and the notice and hearing processes, and shall meet the submittal requirements of K.C.C. 25.32.140. The examiner shall make a recommendation to the council based on the criteria for review in K.C.C. 25.32.180.

### **25.32.160 Frequency of consideration of shorelines redesignations.**

- A. A shorelines redesignation may not be initiated unless at least three years have elapsed since the council's prior consideration of the current designation for the property. The executive or the council may waive this time limit if the proponent establishes that there exists either an obvious technical error or a change in circumstances justifying the need for earlier consideration of the shorelines redesignation.

### **25.32.170 Joining of application for or motion to consider shorelines redesignation and site-specific land use map amendment or zone reclassification.**

A site-specific shorelines redesignation may be accompanied by a related proposal for a site-specific land use map amendment or zone reclassification, or both, in which case county review of the two applications must be consolidated to the extent practical, consistent with this ordinance and K.C.C. chapter 20.20. The council's consideration of a subarea or comprehensive shorelines redesignation is a legislative decision that must be determined before and separate from the council's final consideration of a zone reclassification or site-specific shorelines redesignation, which is a quasi-judicial decision.

### **25.32.180 Criteria for hearing examiner review.**

A shorelines redesignation referred to the hearing examiner for a public hearing shall be reviewed based upon the requirements of Comprehensive Plan policies NE-308 and I-202, state and county shorelines management goals and objectives and the following additional standards:

- A. The proposed change implements and supports the goals of the comprehensive plan, the goals, policies and objectives of the state Shorelines Management Act and the county's shorelines master program and the designation criteria of the shoreline environment designation requested;
- B. The impacts of development allowed by the proposed change will not permanently impair any habitat critical to endangered or threatened species.
- C. The impacts of development allowed by the proposed change are adequately addressed in a mitigation plan providing significant enhancement of the first one hundred feet adjacent to the stream and improved habitat for species declared as endangered or threatened under the Endangered Species Act, to the extent those impacts may be determinable at the time of the shorelines redesignation. A full mitigation plan shall accompany each application, as provided in K.C.C. 25.32.140 and K.C.C. 25.32.150; and
- D. If greater intensity of development would be allowed as a result of the shorelines redesignation, the proposal shall utilize clustering or a multi-story design to pursue minimum densities while minimizing lot coverage adjacent to the shorelines setback area.

Copies of the King County Codes, Comprehensive Plan, and King County Shoreline Master Program are available for inspection at the DDES Permit Center and at the Main Branch of the Seattle Public Library. King County Codes and other development regulations are also available on the Internet via the DDES Web site at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits).

Questions related to Shoreline Environment Redesignations may be answered by calling or contacting:

Department of Development and Environmental Services  
Land Use Services Division  
900 Oakesdale Avenue Southwest  
Renton, WA 98057-5212  
Telephone: 206-296-6600

### **Pre-Application Conference**

For requests for a Shoreline Environment Redesignation initiated by an applicant, a pre-application conference with Land Use Services Division (LUSD) staff is required prior to filing an application. Pre-application request forms and instructions for filing a pre-application conference request are available online or at the DDES Permit Center. A filing fee is required at the time a request is made, the amount to be determined at the time of filing and based on the latest adopted fee ordinance. LUSD staff will schedule the pre-application conference within thirty (30) days from the date of the request.

### **Application Form**

The attached Shoreline Management Questionnaire is used by LUSD staff to evaluate the request for a Shoreline Environment Redesignation.



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**SHORELINE MANAGEMENT QUESTIONNAIRE:  
SHORELINE ENVIRONMENT REDESIGNATION**

**To be completed by DDES Staff**

Date Received  
Stamp

\_\_\_\_\_ DDES File No.

Applicants for a Shoreline Environment Redesignation must answer the following questions accurately and concisely. As necessary, use additional sheets for detailed explanations and/or attachments that support this request.

1. Existing Shoreline Environment Designation: \_\_\_\_\_
2. Requested Shoreline Environment Designation: \_\_\_\_\_
3. Acreage: \_\_\_\_\_
4. Water District: \_\_\_\_\_
5. Fire District: \_\_\_\_\_
6. Sec.-Twp.-Range: \_\_\_\_\_
7. Sewer District: \_\_\_\_\_
8. School District: \_\_\_\_\_
9. Has an environmental assessment or Environmental Impact Statement (EIS) been prepared for the proposed development?  Yes  No If yes, submit a copy of the EIS with this application.
10. Does the redesignation request include a specific use or development proposal?  
 Yes  No If yes, describe the use or proposal in narrative form and submit a development plan for the site.

11. Development existing on subject property:

12. Development on adjoining properties:

13. Neighborhood land use characteristics:

14. Public roads which provide access to the site:

15. Have interested community groups or neighboring property owners been notified about the proposed development?  Yes  No If yes, who has been contacted and what was their reaction?

16. What effect will the proposed environment designation and contemplated use of the subject property have on adjoining or neighboring properties?
17. Was the designation requested on this property considered by King County at the time of the original designation?  Yes  No  Do not know If yes, please explain:
18. Since the original designation of the subject property, have authorized public improvements, private development, or other circumstances materially or significantly affected the property?  Yes  No If Yes, what are the changed circumstances and how have they affected the property?
19. Is the proposed redesignation a logical expansion of an existing adjacent shoreline environment designation?

20. What King County Shoreline Management Master Program principles, policies, and Shoreline Environment Designation criteria support this request?
21. Is the water district or distributor capable of serving the property adequately to meet County fire protection standards and the demand created by the use intensity that could be created by the shoreline environment redesignation requested?  Yes  No Please explain:
22. Are sanitary sewers available to adequately serve any development which may occur because of the shoreline environment redesignation requested?  Yes  No Please explain:
23. An applicant may submit any additional information (sketches, engineering reports, petitions, development plans, photographs, etc.) which may justify, clarify, or assist King County in the granting of the requested environment redesignation. Further, DDES and the Hearing Examiner may at any time request further information or studies for these purposes.

**Name of person who prepared this questionnaire:**

\_\_\_\_\_

**Print Name**

\_\_\_\_\_

**Date Prepared**

\_\_\_\_\_

**Signature**

**Check out the DDES Web site at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)**