

**DEVELOPMENTS EXEMPT  
FROM SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENTS**

1. The following developments shall not require substantial development permits:
  - a) Any development of which the total cost or fair market value, whichever is higher, does not exceed two thousand five hundred dollars, if such development does not materially interfere with the normal public use of the water or shorelines of the state.
  - b) Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements.
  - c) Construction of the normal protective bulkhead common to single-family residences, subject to Bulkhead regulations of this plan.
  - d) Emergency construction necessary to protect property from damage by the elements.
  - e) Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on wetlands, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels: Provided, that a feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the wetlands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities.
  - f) Construction or modification of navigational aids such as channel markers and anchor buoys;
  - g) Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for his own use or for the use of his family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local

government having jurisdiction thereof, other than the requirements imposed pursuant to RCW 90.58.

- h) Construction of a dock, designed for pleasure craft only, for the private noncommercial use of the owners, lessee, or contract purchaser of a single-family residence, for which the cost or fair market value, whichever is higher, does not exceed two thousand five hundred dollars.
- i) Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water from the irrigation of lands;
- j) The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;
- k) Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on the effective date of the 1975 amendatory act which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system; and
- l) Any project with a certification from the governor pursuant to chapter 80.50 RCW.
- m) Site exploration and investigation activities and investigation activities that are pre-requisite to preparation of an application for development authority under this chapter, if:
  - 1. The activity does not interfere with the normal public use of the surface water;
  - 2. The activity will have no significant adverse impact on the environment including but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
  - 3. The activity does not involve the installation of any structure, and upon completion of the activity the

vegetation and land configuration of the site are restored to the condition existing before the activity;

4. A private entity seeking development authorization under this section first post a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to pre-existing conditions;
  5. The activity is not subject to the permit requirements of RCW 90.58.550.
- n) The process of removing or controlling an aquatic noxious weed as defined in Section xii of RCW 90.58.030, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the department jointly with other state agencies under Chapter 43.21C RCW.
- o) Watershed restoration projects as defined herein. Local government shall review the projects for consistency with the locally adopted shoreline master program in an expeditious manner and shall issue its decision along with any conditions within forty-five days of receiving a complete consolidated application form from the applicant. No fee may be charged for accepting and processing applications for watershed restoration projects as used in this section.
- a) "Watershed restoration plan" means a plan, developed or sponsored by the department of fish and wildlife, the department of ecology, the department of natural resources, the department of transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the state environmental policy act. If the implementation measures or actions would have a probable significant, adverse environmental

impact, a detailed environmental impact statement under RCW 43.21C.031 must be prepared on the plan.

- b) "Watershed restoration project" means a public or private project authorized by the sponsor of a watershed restoration plan that implements a plan or a part of a plan and consists of one or more of the following activities.
  - (i) A project that involves less than ten miles of stream reach, in which less than twenty-five cubic yards of sand, gravel, or soil is removed, imported, disturbed, or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional planting.
  - (ii) A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
  - (iii) A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance fishery resources available for use by all citizens of the state, provided that any structure other than a bridge or culvert or instream habitat enhancement structure associated with a project is less than two hundred square feet in floor area and is located above the ordinary high water line of a stream.
  
- p) A public or private project, the primary purpose of which is to improve fish or wildlife habitat or fish passage, when all the following apply.
  - (i) The project has been approved in writing by the Department of Fish and Wildlife as necessary for the improvement of habitat or passage and appropriately designed wildlife as necessary for the improvement of the habitat or passage and appropriately designed and sited to accomplish the intended purpose.

- (ii) The project has received hydraulic project approval by the department of fish and wildlife pursuant to 75.20 RCW and
- (iii) The Planning Department has determined that a project is consistent with local shoreline master programs. The local government shall make such determination in a timely manner and provide it by letter to the project proponent.

2. Exemptions shall be construed narrowly.
3. Exempted developments authorized by local government shall be consistent with the policies and provisions master program.  
(See attached Letter of Exemption Page 91.)

The Act defined three types of shoreline permits. Substantial Development Permits are required for "developments". Variance Permits are designed to grant relief to specific bulk, dimensional, or performance standards in the Klickitat County Shoreline Plan to avoid unnecessary hardships. Conditional Use Permits allow greater flexibility in applying the use regulations of the plan and provide a means to ensure implementation of the Shoreline Management Act policies. The Act states that such permits shall be granted only when the proposal is consistent with the policy of the Act, the state guidelines, and the Klickitat County Shoreline Master Program.

The Klickitat County Shorelines Master Plan Permit application, notice requirements and procedures for revising a permit for Shoreline Substantial Development, Conditional Use, and Variance Permit is provided as follows.