



Helpful Tips On Obtaining Permits for Agricultural Activities

Careful stewardship of properties within the county's designated shorelines areas is crucial to the environmental health and water quality of our entire region, far beyond the boundaries of the shorelines properties themselves. That's why proposed agricultural and development activities on these lands must undergo thorough prior review to ensure consistency with all applicable regulations before the activity is permitted. Applicable regulations may include:

- Shorelines Management Master Program (SEPA review is included)
- Flood Hazard Area Regulations
- Critical Areas Regulations
- Grading and Drainage Codes
- Building Code, if applicable

The proposed activity may also fall under the jurisdiction of federal and state agencies (e.g. Department of Fish and Wildlife, and US Army Corps of Engineers) which may require additional review and permits.

Tip #1

Schedule a Pre-Application Appointment

The best way to begin to understand what is required for your activity to comply with all applicable regulations is to call PDS at 425-388-3311 and schedule a Pre-Application meeting.

The Pre-Application meeting is a one-hour appointment with a team of PDS staff members. They will meet with you, and any consultants you are working with, to find out more about your proposed project. They will then be prepared to advise you of the permits you need and the timelines for approval.

It is best to schedule the Pre-Application meeting early on, before you have had plans drawn up. This step is an important one and can save you time and money later on.

It's possible that several permits may be needed for your project. If so, they will be identified during the Pre-Application meeting.

You'll want to begin by obtaining a shorelines permit, if one is required, since no other permits can be issued until you have been granted a shorelines permit by Washington Department of Ecology (WDOE). There are three types of Shoreline Permits: Substantial Development, Conditional Use and Variance.

Shoreline permits are *discretionary* permits. This means that because precise specifications or requirements for specific activities may not be spelled out in the code, the County must weigh all the factors and make a judgment as to whether a particular, activity is consistent with the goals and objectives of the Shoreline Management Master Program.

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Tip #2

Apply for the permits far enough in advance

It can take 6-8 months, depending on the complexity of the proposed project, for the County to complete the Shorelines review and recommend a decision to WDOE. The County forwards the information and the recommendation to the state for its agreement. It generally takes 30 days for a state response. *In general, it is recommended that shoreline-area property owners apply for a permit 8 months in advance.*

After the necessary Shorelines permits have been approved, you are ready to apply for any other permits that may be needed. It is important to note that no other permits (e.g. grading, flood hazard, construction approvals) can be granted by the County until it is certain that you have Shorelines approval; although once you have Shorelines approval, the other permits may be pursued simultaneously.