

CITY OF MOSES LAKE
(509)764-3750 Fax(509)764-3739

| | | |
|-------------------------------------|--|----------------------------|
| <input type="checkbox"/> | Binding Site Plan | \$300 |
| <input type="checkbox"/> | Conditional Use Permit | \$250 |
| <input type="checkbox"/> | Environmental Checklist | \$250 |
| <input type="checkbox"/> | Amend Comp Plan/Development Reg's | \$200 |
| <input type="checkbox"/> | Planned Unit Development | Prelim \$200 - Final \$225 |
| <input type="checkbox"/> | Zoning Variance | \$100 + fees |
| <input type="checkbox"/> | Zone Change | \$250 |
| <input type="checkbox"/> | Short Subdivision | Prelim \$300 - Final \$200 |
| <input type="checkbox"/> | Major Subdivision | Prelim \$500 - Final \$400 |
| <input type="checkbox"/> | Annexation | \$400 |
| <input type="checkbox"/> | Right-of-Way Vacation | \$200 |
| <input type="checkbox"/> | And Appraisal Fee | \$400 |
| <input type="checkbox"/> | Site Plan | \$250 |
| <input type="checkbox"/> | Shoreline Application Determination | \$100 |
| <input type="checkbox"/> | Shoreline Substantial Dev. and/or CUP | \$200 |
| <input checked="" type="checkbox"/> | Exempt Variance | No Addition Fee |
| <input type="checkbox"/> | Public Hearing not otherwise specified | \$60 |
| <input type="checkbox"/> | Boundary Line Adjustment | \$250 |
| <input type="checkbox"/> | Cargo Containers (each) | \$60 |

LAND USE ACTION APPLICATION



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY USE ONLY

Date Received 10-3-11
By SM (M)
Fee _____ Receipt # _____
File # _____

1. PROPERTY OWNER(S)

NAME _____
MAILING ADDRESS _____
CITY AND STATE MOSES LAKE, WA ZIP _____
TELEPHONE _____
(Signature) _____ Date: 9-29-11

do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the below described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

5. UTILITIES:

1. WATER SUPPLY: (Name of Utility, if applicable)
a. Existing CITY WATER
b. Proposed _____
2. SEWAGE DISPOSAL: (Name of Utility, if applicable)
a. Existing CITY SEWER
b. Proposed _____

ACCESS: (Name of road or street from which access is or will be granted)

1. Existing Access: _____
2. Proposed Access: _____

2. APPLICANT

NAME SAME AS ABOVE
MAILING ADDRESS _____
CITY AND STATE _____ ZIP _____
TELEPHONE _____
SIGNATURE _____ DATE _____

6. PROPERTY LOCATION

NORTH SOUTH EAST (WEST) SIDE OF (Circle One)

(Road Name): _____
between (road name): _____
and (road name): _____

PROPERTY ADDRESS _____
SECTION _____ TOWNSHIP _____ RANGE _____

ASSESSOR'S PARCEL NUMBER: _____
FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY:
(Attach separate sheets if too long).

3. Authorized Rep

NAME _____
MAILING ADDRESS _____
CITY AND STATE SPOKANE ZIP _____
TELEPHONE _____

4. SUMMARY OF REQUEST (List Type of Uses)

REMOVE FAILING BULKHEAD
NATURALIZE SHORELINE WITH NATIVE SHRUBS;
CONSTRUCT 6'X22' DOCK PARALLEL TO
SHORELINE

7. EXISTING ZONING RESIDENTIAL

TOTAL AREA (square feet) OF SITE 31,405 SQ. FT.

RECEIVED

APPLICATION FOR
SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT/2011
CONDITIONAL USE PERMIT/VARIANCE PERMIT
CITY OF MOSES LAKE

COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY OF MOSES LAKE

TO THE APPLICANT: This is an application for a shoreline management substantial development, conditional use, or variance permit as authorized by the Shoreline Management Act of 1971. It is suggested that you check with appropriate local, state, or federal officials to determine whether your project falls within any other permit systems.

Date Application Received _____

Type of Application(s) - () Substantial Development () Conditional Use () Variance (X) EXEMPTION

1. Name/address/telephone of applicant:

2. Name/address/telephone of representative:

MOSES LAKE, WA.

SPOKANE, WA.

3. Name/address/telephone of owner:

4. Relation of applicant to property:

SAME AS ABOVE

Owner

Purchaser _____

Other _____

4. General location of proposed project (address and legal description to nearest 1/4 section):

5. Project is proposed to be within the shoreline (RCW 90.58.030(2)(d) of shorelands (RCW 90.58.030(2)(f) of Moses Lake.

6. Description of project (include uses and activities necessary to accomplish project): REMOVE 108 FEET OF FAILING CONCRETE BULKHEAD; STABILIZE SHORELINE WITH BIOTECHNICAL DESIGN USING COIR FABRIC ENCASED SOIL LIFT AND NATIVE COYOTE WILLOW PLANTINGS; NATURALIZE SHORELINE WITH EXTENSIVE PLANTINGS OF NATIVE GOLDEN CURRANT, REDOSIER, DOGWOOD AFTER REMOVAL OF APPROXIMATELY 120 FEET X 10 FEET (1200 SQUARE FT.) OF EXISTING LAWN; CONSTRUCT 6 FT X 22 FT DOCK, PARALLEL TO SHORELINE, PROJECTING 3' OVER ORDINARY HIGH WATER MARK.

7. Fair Market value of Project: SHORELINE NATURALIZATION;
DOCK:

8. Description of property (include physical characteristics, improvements, and structures): _____

EXISTING DEVELOPMENT IS HOME + ASSOCIATED LANDSCAPING ON RESIDENTIAL LOT; ±153 FT. OF CONCRETE BULKHEAD WITH COVERED MOORAGE EMBAYMENT. THE BULKHEAD IS FAILING.

9. Description of vicinity (include adjacent uses, structures and improvements, intensity of development and physical characteristics) _____

THE VICINITY IS BUILT-OUT RESIDENTIAL LOTS AT URBAN OR SUBURBAN DENSITY. THE PARCEL TO THE SOUTH HAS AN ORCHARD BLOCK AND UNDEVELOPED SHORELINE.

10. A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale, that depicts clearly all required information, photographs, and text which shall include:

- A. The boundary of the parcel of land upon which the development is proposed.
- B. The ordinary high water mark of Moses Lake and edge of wetland (if applicable) that is associated with Moses Lake.
- C. Existing and proposed land contours. Use 5' intervals in water area and 10' intervals on areas landward of ordinary high water mark. Areas that will not be altered by the development may be indicated as such and contours approximated for that area.
- D. A delineation of all wetland areas according to Moses Lake Municipal Code Chapter 19.06.
- E. A general indication of the character of vegetation found on the site.
- F. The dimensions and locations of all existing and proposed structures and improvements including but not limited to: buildings, paved or graveled areas, roads, utilities, septic tanks and drain fields, material stockpiles or surcharge, and storm water management facilities.
- G. Where applicable, a landscaping plan for the project.
- H. Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project.
- I. Quantity, source, and composition of any fill material that is placed on the site whether temporary or permanent.
- J. Quantity, composition and destination of any excavated or dredged material.
- K. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments, and uses on adjacent properties.
- L. Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
- M. On all variance applications the plan shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

Signature of Applicant

Date



Moses Lake, WA

Re:

- Shoreline Permit Exemption #

Dear Mr. and Mrs.

Enclosed is the exemption from a Substantial Development permit which consists of a single family dock, the removal of a portion of the existing failing bulk head, and restoration of the shoreline area with extensive use of native shrubs and trees at

This exemption applies only to the improvements mentioned above and does not imply approval for any other modifications to the shoreline. Conditions for this exemption are:

- A. The fill material shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials.
- B. The project shall be constructed after the annual lowering of the level of Moses Lake.
- C. If there is an irrigation system for the remaining lawn area, it shall be designed so that water does not run down the bank and wash sediment into the open water.
- D. To prevent problems with weeds and dust, the site shall be stabilized as soon as possible after disturbance.
- E. During construction, any release of oil, hydraulic fluids, fuels, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
- F. Sediment impacts water quality and resident fish life, so sedimentation must be controlled.
- G. The applicant shall notify Planning staff at least three(3) days prior to start of construction.
- H. The applicant shall notify Planning staff again once construction is complete and arrange for a final inspection to verify that the completed project is consistent with the approval of an exemption from the requirement for a shoreline management substantial development permit.

The property owner is responsible for maintaining the plantings, and shall assess the plantings at least twice a year (May and July) for the first three growing seasons after installation and shall replace all dead or dying plant materials in a timely manner. By September 1 of each year, the property owner shall submit to the Community Development Department a report of the status of the shoreline vegetation. The report shall document plant conditions, identify actions taken, or that will be taken in the event that not all plantings survive, and identify a contact person. If at the end of three years, the vegetation does not yet provide dense cover in the shoreline vegetation, the property owner shall continue to replant and maintain the plantings and provide monitoring reports until the vegetation is well-established.

- J. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.
- K. The proponent shall obtain all necessary permits or authorizations for construction from the following agencies for work that will occur within their jurisdictions:
 1. United States Department of Army Corps of Engineers
 2. Washington State Department of Fish and Wildlife
 3. Washington State Department of Natural Resources
 4. Washington State Department of Ecology

I can be reached at 509- or if you have any questions

Cordially,

Assistant Planner
Community Development

BJM:sm

Enclosure

cc: Community Development Director

**EXEMPTION FROM
SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE MANAGEMENT ACT**

The proposal by:

to undertake the following development: The project consists of a single family dock, the removal of a portion of the existing failing bulk head, and restoration of the shoreline area with extensive use of native shrubs and trees.

upon the following property:

is within the shoreline management jurisdiction of Moses Lake (a shoreline of state-wide significance, as defined in RCW 90.58.030(2)(e)) within the Urban designation.

This proposal is conditionally exempt from the requirement for a substantial development permit provided that:

- A. The fill material shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials.
- B. The project shall be constructed after the annual lowering of the level of Moses Lake.
- C. If there is an irrigation system for the remaining lawn area, it shall be designed so that water does not run down the bank and wash sediment into the open water.
- D. To prevent problems with weeds and dust, the site shall be stabilized as soon as possible after disturbance.
- E. During construction, any release of oil, hydraulic fluids, fuels, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
- F. Sediment impacts water quality and resident fish life, so sedimentation must be controlled.
- G. The applicant shall notify Planning staff at least three days prior to start of construction.
- H. The applicant shall notify Planning staff again once construction is complete and arrange for a final inspection to verify that the completed project is consistent with the approval of an exemption from the requirement for a shoreline management substantial development permit.
- I. The property owner is responsible for maintaining the plantings, and shall assess

the plantings at least twice a year (May and July) for the first three growing seasons after installation and shall replace all dead or dying plant materials in a timely manner. By September 1 of each year, the property owner shall submit to the Community Development Department a report of the status of the shoreline vegetation. The report shall document plant conditions, identify actions taken, or that will be taken in the event that not all plantings survive, and identify a contact person. If at the end of three years, the vegetation does not yet provide dense cover in the shoreline vegetation, the property owner shall continue to replant and maintain the plantings and provide monitoring reports until the vegetation is well-established.

- J. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.
- K. The proponent shall obtain all necessary permits or authorizations for construction from the following agencies for work that will occur within their jurisdictions:
 - a. United States Department of Army Corps of Engineers
 - b. Washington State Department of Fish and Wildlife
 - c. Washington State Department of Natural Resources
 - d. Washington State Department of Ecology

The dock exemption is based on RCW 90.58.030(3)(e)(vii): The dock's fair market value is less than \$10,000 (freshwater) and will be for pleasure craft only for the private, noncommercial use of the owner, lessee, or contract purchaser of a single family residence. The watershed restoration project exemption is based on WAC 173-27-040(O)(i)(B): The restoration project employs the principals of bioengineering with an emphasis on using native vegetation to control erosion.

State Environmental Policy Act (SEPA): The City of Moses Lake will not make a threshold determination for this project because it is not a proposal as defined in (WAC 197-11-784) which requires City project action as defined in WAC 197-11-704 because the City does not consider this exemption a license (as defined in WAC 197-11-760).

Corps of Engineers Public Notice Number: None

The proposed development is (check one):

| Consistent | Inconsistent | With the |
|------------|--------------|--|
| X | | Policies of the Shoreline Management Act. |
| X | | City of Moses Lake Shorelines Management Master Plan |

(Date)

(Signature of Authorized Local Government Official)