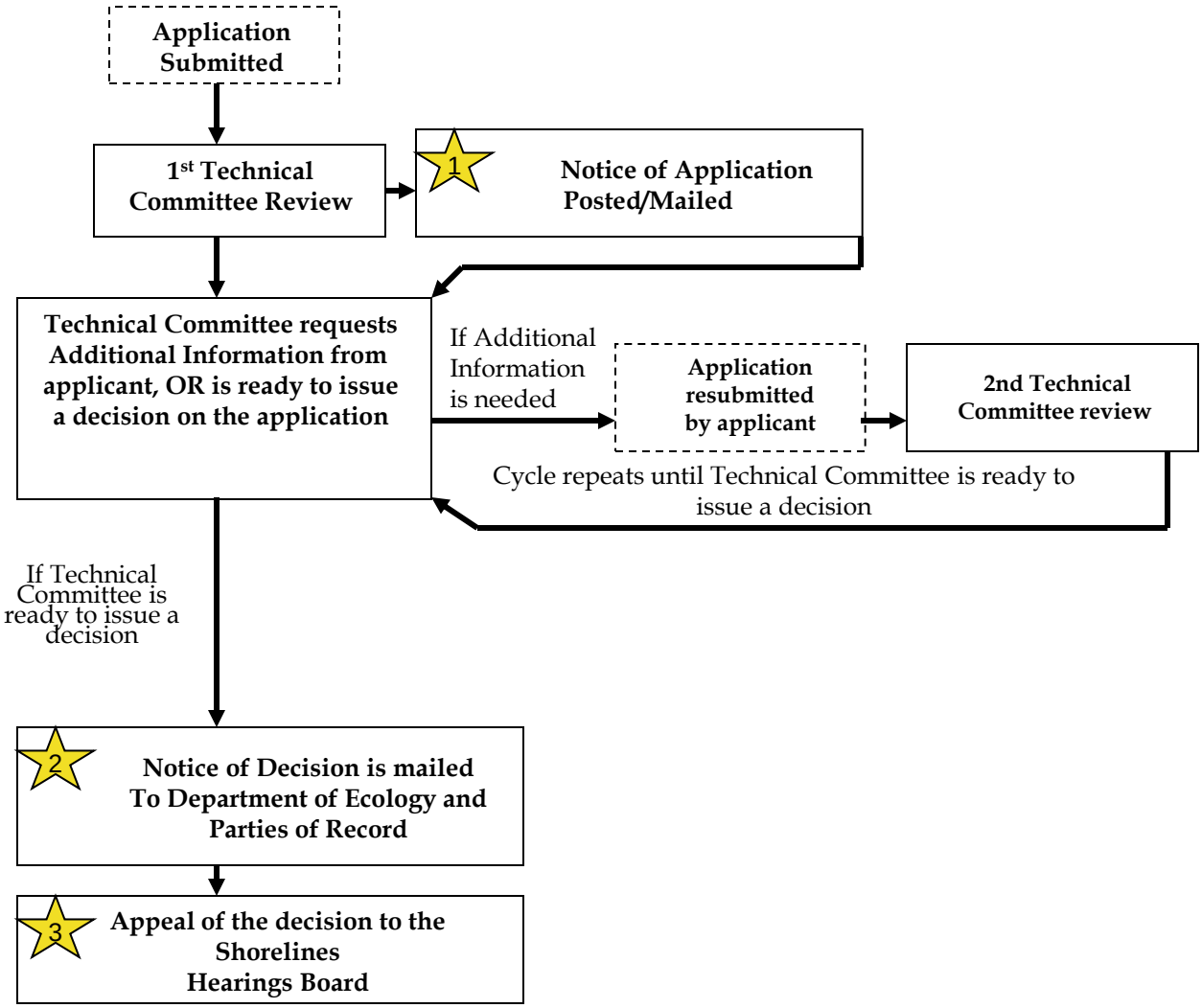
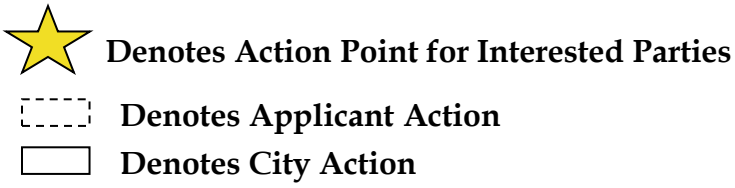
Process Flow Chart for:

Shoreline Substantial Development Permit Applications

Shoreline Substantial Development Permit applications follow the Type II process. The Type II process includes review by the Technical Committee, who is the City's decision authority. The Technical Committee sends its decision to the Department of Ecology who is the final decision maker for the permit. A public hearing is not required.


Application Submitted
1st Technical Committee Review
1
Notice of Application Posted/Mailed
Technical Committee requests Additional Information from applicant, OR is ready to issue a decision on the application
If Additional Information is needed
Application resubmitted by applicant
2nd Technical Committee review
Cycle repeats until Technical Committee is ready to issue a decision
If Technical Committee is ready to issue a decision
2
Notice of Decision is mailed To Department of Ecology and Parties of Record
3
Appeal of the decision to the Shorelines Hearings Board


Denotes Action Point for Interested Parties
Denotes Applicant Action
Denotes City Action

Notes on Participation Points 1-3

#1- Notice of Application for (completed within 14 days of application):
Sent to: Applicant, property owners and residents within 500 feet
Posted: On site, City Hall, Library, Internet.
Who May Participate? Any interested party may submit comments prior to decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, submittal of comments during the 30 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Notice of Decision (sent the day of decision issuance):
Sent to: Department of Ecology, Applicant and Parties of Record
Posted: No posting on site
Can the decision be appealed? Yes, however appeals of Shoreline Substantial Development Permits are heard by the Shoreline Hearings Board. See #3 below.

#3-Appeal to Shoreline Hearings Board:
Pursuant to RCW 90.58.180 (1), any person aggrieved by the granting, denying, or rescinding of a Shoreline Permit may, except as otherwise provided in chapter 43.21L RCW, seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing as defined in RCW 90.58.140(6).