

**Chapter 14.250**  
**SHORELINE DEVELOPMENT**

Sections:

- 14.250.010 Shoreline management master program adopted by reference
- 14.250.020 Substantial development permit
- 14.250.030 Variances

**14.250.010 Shoreline Management Master Program Adopted by Reference**

The Shoreline Management Master Program of the City of Snohomish, as adopted by the City Council on December 7, 1976, and as adopted by the Washington State Department of Ecology on September 20, 1974, is hereby adopted by reference. Likewise the shoreline environments as shown on the “Shoreline Environment Designation Map” are hereby adopted.

**14.250.020 Substantial Development Permit**

- A. No “substantial development” as defined by RCW 90.58.030(3)(e) shall be undertaken on the shorelines of the City of Snohomish without a substantial development permit from the City. Substantial development permits are Type 6 permits. (See Chapter 14.50 SMC.) The application form shall establish the submittal requirements.
- B. No substantial development permit shall be issued which is inconsistent with Chapter 90.58 RCW, the shoreline management guidelines of the Department of Ecology, or the Shoreline Management Master Program of the City of Snohomish.

- C. No substantial development permit shall be issued for:

- 1. Surface drilling for oil and gas within one thousand feet landward from the ordinary high water mark.
- 2. Structures more than thirty-five feet above the average grade level that will obstruct the view of a substantial number of adjoining residences unless the master program permits the same and then only when overriding considerations of the public interest are served.

**14.250.030 Variances**

- A. Substantial development permits may be granted with flexibility from certain provisions per SMC 14.70.030(A), when it is found that:
  - 1. The criteria of WAC 173-27-170 are complied with.
  - 2. The variance will be in harmony with the purpose of this chapter and the shoreline management master program.
- B. Shoreline variances shall be processed as Type 6 permits (see Chapter 14.50 SMC) except that, in accordance with RCW 90.58.140 (10), the City shall not render a decision but rather shall forward a recommendation to the Washington Department of Ecology, which shall approve or disapprove. (Ord. 2082, 2005)