

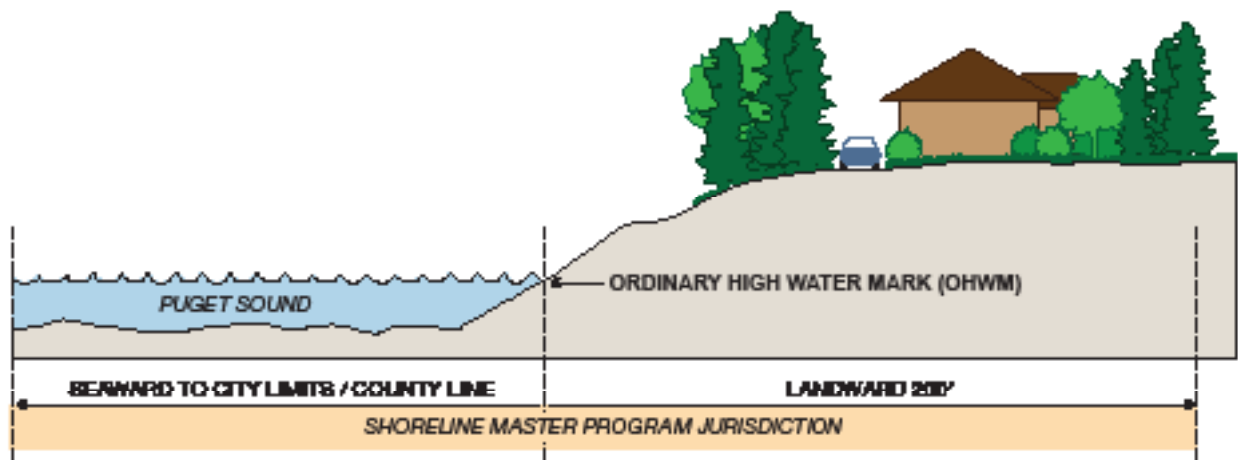


Shoreline Permit Process

Is My Property Located in the “Shoreline?”

The Gig Harbor Shoreline Master Program applies only to properties that are located along the Puget Sound. The program regulates activities located in the following areas:

- Work within Gig Harbor Bay, Colvos Passage, Tacoma Narrows, Henderson Bay, and stream mouths of Crescent, Donkey, and McCormick Creeks
- Lands extending 200 feet (measured on a horizontal plane) from the marine ordinary high water mark
- Wetlands that are functionally related to the marine waters through surface water connection or other factors. Typically, a wetland biologist would determine whether a wetland is considered “associated” with the marine waters



Do I Need a Permit?

All activities within the shoreline master program jurisdiction must meet the goals, policies, and regulations in the program regardless of whether or not a shoreline permit is required. “All activities” include any actions regulated by the program, such as in-water activity (dredging); new buildings and structures; and land development activities such as clearing, grading, or filling. If the activity does not require a shoreline permit, the Planning Department will review the activity for consistency with the shoreline master program as part of other required city permits, such as a grading permit, design review, building permit, SEPA, or preliminary plat application.

There are three tiers of shoreline permitting:

1st Tier: Shoreline activities which are considered exempt from obtaining a Shoreline Substantial Development permit. If the shoreline activity requires a federal or state permit a letter of exemption must be obtained from the Director of Planning.

2nd Tier: Shoreline activities that are required to obtain a Shoreline Substantial Development permit. A Shoreline Substantial Development permit may require SEPA review, a public hearing, and approval from the Gig Harbor Hearing Examiner. The Hearing Examiner’s permit decision can be appealed to the State Shoreline Hearings Board.

3rd Tier: Shoreline activities that require shoreline conditional use permits or shoreline variance permits. These permits require a public hearing, approval from the Gig Harbor Hearing Examiner, and approval from the Department of Ecology. Conditional use and variance permits can be appealed to the Shoreline Hearings Board.

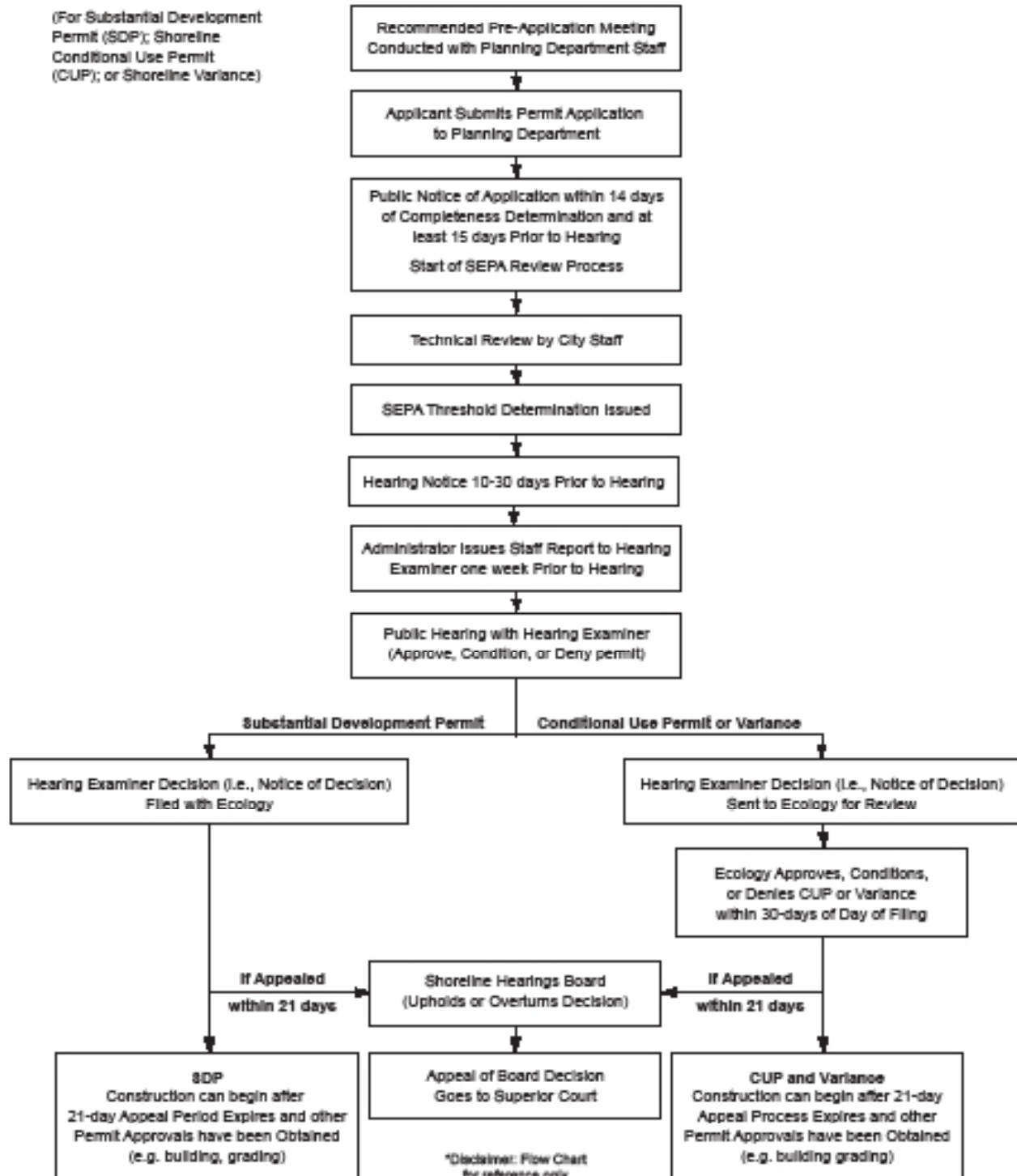
Note: The burden of proving proposed development is consistent with the Shoreline Master Program is on the applicant (see Chapter 8)

Further Information: If you have any questions please contact the Gig Harbor Planning Division at (253) 851-6170.



Shoreline Permit Process

(For Substantial Development Permit (SDP); Shoreline Conditional Use Permit (CUP); or Shoreline Variance)



*Disclaimer: Flow Chart for reference only

Further Information: If you have any questions please contact the Gig Harbor Planning Division at (253) 851-6170.