



City of Sumner Shoreline Substantial Development Permit Application

(Please fill out ALL fields unless otherwise noted)

Community Development
1104 Maple Street, Suite 250
Sumner, WA 98390
Tel. (253)299-5530 Fax: (253)299-5539
www.ci.sumner.wa.us

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Supporting Materials Required:

Office Applicant - (please check off all applicable "Applicant" boxes)

- Shoreline Diagrams 5 - Copies (11" x 17")
- Mailing list of all property owners within 500 ft, 1000 if project is in M1 zone 2 - Sets of labels
- Landscape Plan 5 - Copies (11" X 17")
- Title Report 2 - Copies (8.5" x 11")
- Legal Description 2 - Copies (8.5" x 11")
- SEPA Checklist (Consult staff concerning fee) 5 - Copies (8.5" x 11")
- Elevations (Design Review Required– please consult Planning staff) 5 - Copies (11" x 17")
- Permit fee (Please consult the Permit Specialist for the fee amount)

NOTES:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

**BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT. (building permits only)

SIGNATURE OF OWNER / AUTHORIZED AGENT

PRINTED NAME

DATE: ____/____/____

Bridge Street Bridge Replacement

Shoreline Conditional Use & Variance Permit Application Cover Letter

This information is being provided as part of the supporting materials required for the shoreline conditional use and variance permit application for the Bridge Street Bridge Replacement Project. It will address the applicable criteria listed in Sections 3(A)(3) and 3(B)(4) of Chapter 8 of the City of Sumner Shoreline Master Program (SMP). A shoreline substantial development permit application has also been submitted.

Criteria for Granting Variances. *Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect. Variance Permits for development and/or uses that will be located landward of the ordinary high water mark and/or landward of any wetland, may be authorized provided the applicant can demonstrate all of the following:*

- a. *That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes, or significantly interferes with, reasonable use of the property:*

The proposed bridge will have piers and associated bridge abutments located in the designated shoreline and buffer of the White River, and will thus require a variance. Replacement of the existing structurally-deficient and functionally-obsolete bridge in roughly the same location is the most environmentally-sensitive solution, and can only be accomplished by constructing within the designated shoreline of the White River.

- b. *That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the shoreline master program, and not, for example, from deed restrictions or the applicant's own actions:*

The hardship is specifically related to the property as its designated shoreline is 50-200 feet landward of the ordinary high water mark (OHWM) of the White River at this location.

- c. *That the design of the project will be compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment:*

The proposed development is compatible with the permitted use of the area in that the new bridge will be in roughly the same location as the existing river crossing and there will be only minimal ROW acquisition (0.19 acre) in parcels zoned as General Commercial and Mixed-Use Development, respectively. The existing tavern will be relocated as part of this project, access will be maintained to all other existing adjacent commercial properties, and all disturbed areas within the designated shoreline outside of the proposed bridge structures will be restored.

- d. *That the Variance will not constitute a grant of special privilege not enjoyed by the other properties in the area:*

Not applicable. The completed project will provide increased accessibility between Downtown Sumner and the commercial properties west of the river. Benefits will be enjoyed by all properties in the area.

- e. *That the Variance requested is the minimum necessary to afford relief:*

The bridge has been designed to result in the least amount of shoreline impact while maintaining traffic across the existing river crossing during bridge construction. The bridge has been designed to have only a single pier within the designated shoreline and 100-year floodplain, which is the minimum number of piers necessary within these areas to support the proposed bridge.

- f. *That the public interest will suffer no substantial detrimental effect:*

The project will benefit the public by providing improved access between Downtown Sumner and the commercial properties west of the river. The elimination of the current weight restriction, the addition of bicycle lanes, and the improvement of pedestrian facilities will create safer crossing conditions for everyone at the existing river crossing location.

Criteria for Granting Shoreline Conditional Use Permits. Uses which are classified or set forth in the Master Program as conditional uses may be authorized provided that the applicant demonstrates all of the following:

- a. *That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program:*

The project will comply with these policies by the means described throughout the SEPA checklist. For example, the bridge will comply with the transportation policies element of the SMP by providing at least 3 feet of clearance above the 100-year floodplain and will not increase base flood elevations by more than 1-foot. The clear span above the river channel will have a 12-foot clearance, there will one in-water pier eliminated, and the number of piers within the 100-year floodplain and designated shoreline will be reduced from 2 to 1. There will be no permanent structures constructed waterward of the OHWM. All in-water work will take place during designated in-water work windows and will be temporary in nature. The project will also provide riparian habitat enhancement by removing noxious weeds and replanting all disturbed areas on either side of the new bridge with native woody species. 25 ft. outside of the limits of disturbance will also be enhanced by removing noxious weeds, especially Himalayan blackberry. Felled trees will also be used as large woody debris to provide additional wildlife habitat. In addition, transportation development within the Urban Conservancy shoreline environment has been described to be permitted as a conditional use in section 19 of chapter 7 of the SMP.

- b. *That the proposed use will not interfere with the normal public use of public shorelines:*

Traffic will be maintained at the existing river crossing throughout construction, thus there will be no interference with the normal public use of the shoreline environment at the project location. The project will not result in any removal or additions to shoreline access.

- c. *That the proposed use of the site and design of the project will be compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and Master Program:*

See item 3 in the above discussion for the variance.

- d. *That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located:*

The project will not result in significant adverse effects to the shoreline environment in that no permanent structures will be placed waterward of the OHWM, and all disturbed areas will be restored. The riparian zone adjacent to the new bridge will be enhanced with native woody plants and felled trees will be utilized as large woody debris. Wildlife habitat conditions will be improved compared to the existing riparian zone that is largely dominated by noxious weeds, especially Himalayan blackberry.

- e. *That the public interest suffers no substantial detrimental effect.*

See item 5 in the above discussion for the variance.