

SHORELINE PERMITS - CONDITIONAL USE PERMIT

City of Tukwila - Permit Center
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[www.tukwilawa.gov/departments/
permit-center/](http://www.tukwilawa.gov/departments/permit-center/)



Permit Type: Shoreline
Permit Subtypes: Conditional Use

ABOUT SHORELINE CONDITIONAL USE PERMITS

- Purpose.** As stated in WAC 173-27-160, the purpose of a Shoreline Conditional Use Permit (SCUP) is to allow greater flexibility in the application of use regulations of this chapter in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by the City or the Department of Ecology to prevent undesirable effects of the proposed use and/or assure consistency of the project with the SMA and the City's SMP. Uses which are specifically prohibited by the Shoreline Master Program shall not be authorized with approval of a SCUP.
- Application.** Shoreline Conditional Use Permits are a Type 3 Permit processed under TMC 18.104.
- Application requirements.** Applicants must meet all requirements for permit application and approvals indicated in TMC 18.104 and this chapter.

Applicable Regulations:

- [Tukwila Title 18 – Zoning](#)

Resources:

- [City Maps](#)
- [Land Use Permit Portal](#)
- [Permit Fees](#)

WHAT OTHER PERMITS ARE REQUIRED?

The Shoreline Conditional Use Permit does not replace other required permits. Projects may also need building or grading permits. Construction in navigable waters, dredging, or fill placement requires a U.S. Army Corps of Engineers Section 10/404 permit. Work below the ordinary high-water mark or affecting state waters requires a Hydraulic Project Approval from the Department of Fish and Wildlife. Applicants should use the JARPA form, available at www.epermitting.wa.gov, for easier electronic submission and review.

SUBMITTAL CHECKLIST – REQUIRED FOR ALL PERMITS

A PDF of each document is required at time of submittal. Please label files as listed below:

CHECKLIST	FILE NAME	DESCRIPTION
<i>DOCUMENTS</i>		
	Affidavit	Completed and notarized ' Affidavit of Ownership and Hold Harmless Permission to Enter Property '.
	Criteria Response	Detailed demonstration that the application meets all applicable criteria outlined in the code for the proposed use, below.
	SEPA Checklist	A SEPA Checklist and separate SEPA Review Application is required unless exempt pursuant to WAC 197-11-800. City staff will review the checklist and the proposal's likely environmental impacts and issue a threshold determination.
<i>PLANSETS</i>		
	Plan Set	Refer to the Land Use Application Plan Set Guide for preparing plans.
<i>NOTICE</i>		
	Notice Board	Confirmation (photographs or affidavit) that the required notice board has been placed on the property.

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In addition to the SCUP submittal requirements, a Shoreline Substantial Development permit or Shoreline Exemption is required. Please contact a planner for specific requirements based on project proposal.

APPROVAL CRITERIA

Uses classified as shoreline conditional uses may be authorized, provided that the applicant can demonstrate all of the following:

1. The proposed use will be consistent with the policies of RCW 90.58.020 and the policies of the Tukwila Shoreline Master Program;
2. The proposed use will not interfere with the normal public use of public shorelines;
3. The proposed use of the site and design of the project will be compatible with other permitted uses within the area and with uses planned for the area under the Comprehensive Plan and this chapter;
4. The proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
5. The public interest suffers no substantial detrimental effect.

In the granting of all Conditional Use Permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if Conditional Use Permits were granted to other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58 and all local ordinances and shall not produce substantial adverse effects to the shoreline environment.