



3000 Hunts Point Road
Hunts Point, WA 98004-1121
425.455.1834
email: permits@huntspoint-wa.gov

APPLICANTS AND CONTRACTORS:
Please code sales tax for project-related expenditures to the **TOWN'S SALES TAX REVENUE #1713.**

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION INSTRUCTIONS

Welcome to the Hunts Point shoreline substantial development permit process. Property owners must obtain permits to document the process through which development is authorized for those activities occurring with the shoreline jurisdiction. A shoreline substantial development is part of the Shoreline Management Act established by the State of Washington under RCW 90.58 and the current Shoreline Master Program, Appendix B: Administration, Section B.5, which can be obtained at the hyperlink: <https://huntspoint-wa.gov/index.asp?SEC=ADBD9C36-BC43-4E12-97F8-3C9F05259442>. To obtain a permit for your proposed project, please complete the following steps:

A PRE-APPLICATION MEETING MAY BE REQUIRED PRIOR TO SUBMITTING THE APPLICATION.

- 1. IF A PRE-APPLICATION MEETING IS REQUIRED** you will be contacted with the time and date for a Virtual Zoom Meeting. The meeting will typically be attended by the appropriate reviewer(s). The design must be as complete as possible for the reviewers to give the designer and/or applicant constructive feedback. It is recommended that the Pre-Application Meeting be attended by the architect/designer as well as the property owner and that you submit a site plan for review prior to the meeting. It is also beneficial to provide drawings with general notes and project information.
- 2. READ THE TOWN OF HUNTS POINT BUILDING, ZONING, SITE DEVELOPMENT, TREE REMOVAL, AND ENVIRONMENTAL CODES THOROUGHLY.** The website is www.huntspoint-wa.gov which provides access to the rules governing projects in the Town, including the relevant International Codes, Shoreline Master Program, and Hunts Point Municipal Code citing regulations, e.g., setbacks, height, etc. As the applicant you are responsible for complying with all legal requirements. If the proposed project does not comply with the applicable code, you must apply for a variance.
- 3. SUBMIT THE COMPLETED APPLICATION FORMS** and supporting documents electronically to: permits@huntspoint-wa.gov. The fees are required at time of submittal, either by mail, putting the check in the Town mailbox at the east end of the parking lot, or bring the check to Town Hall by appointment. Town staff will review your application for completeness and notify you if further information is needed.

[Fee Schedule - Hunts Point, WA \(huntspoint-wa.gov\)](http://huntspoint-wa.gov)

- 4. DETERMINE WHICH OF THE FOLLOWING DOCUMENTS MUST BE SUBMITTED** for your project. Information about these items follows.
 - A. APPLICATION FORM, PROOF OF AGENCY/HOLD HARMLESS AGREEMENT, AND CHECKLIST:** Please complete the forms by providing all requested information, answering all questions accurately and signing and dating the application.
 - B. SUBMIT SEPA (State Environmental Policy Act) Application.** Download the form from: [SEPA checklist guidance - Washington State Department of Ecology](#) If SEPA is required there is a thirty (30) day notification period.
 - C. SUBMIT JARPA (Joint Aquatic Resources Permit Application)** Download the form from: https://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx
 - D. PLANS AND SPECIFICATIONS:**
SITE PLAN showing existing structures, proposed improvements, and distance to existing structures.

TOWN OF HUNTS

SPECIFICATIONS, STRUCTURAL DETAILS, SURVEYS, REPORTS, AND INFORMATION

to sufficiently define and detail the work.

MITIGATION PLAN

LOCATION OF ANY UTILITY EASEMENTS with verification from the City of Bellevue for the sewer line location.

- E. ADDITIONAL APPLICATION FORMS:** You must submit a separate application form for all permits needed, including building, demolition, tree removal, shoreline substantial development or exemption, site development, etc.
- 5. SUBMIT THE COMPLETED APPLICATION FORMS, PLANS** and supporting documents electronically to: permits@huntspoint-wa.gov. The fees are required at time of submittal, either by mail, putting the check in the Town mailbox at the east end of the parking lot, or bringing the check to Town Hall by appointment. Town staff will review your application for completeness and notify you if further information is needed.
 - 6.** After accepting your application and fees, the Deputy Clerk will process your application and documents and forward the plans to the Town Planner. If additional or revised information is needed to complete the review, the staff reviewer will notify you directly. **PLEASE PROVIDE ANY ADDITIONAL INFORMATION REQUESTED AS QUICKLY AS POSSIBLE TO AVOID DELAYS IN THE REVIEW OF YOUR APPLICATION.**
 - 7.** After the review is complete, the Deputy Clerk will notify you of the date and time of the **Public Hearing** which will be heard before the Hearing Examiner via a Zoom meeting. A staff report will be sent to you before the hearing.
 - 8.** The Hearing Examiner will submit the Decision, Finding and Conclusion to the Deputy Clerk within ten (10) working days and the decision will be forwarded to the applicant.
 - 9.** Email the Department of Fish and Wildlife Hydraulic Project Approval (HPA) and the Letter of Permission from the Army Corp of Engineers to the Deputy Clerk at: permits@huntspoint-wa.gov After submitting these forms to the Town, you may apply for the building and/or site development permits.
 - 10.** After the review is complete, the Deputy Clerk will notify you that your shoreline substantial development permit is ready to be issued and can now apply for the building permit.
 - 11.** If any changes are made to your project after the initial plan review is completed, **CONTACT THE DEPUTY CLERK TO SUBMIT REVISED DOCUMENTS** electronically showing the proposed changes and a written narrative.
 - 12.** Your permits and associated information will be sent to you electronically.
 - 13. DESIGNATE A PROJECT CONTACT:** A project supervisor must be designated and will serve as a 24-hour contact.
 - 14.** As the property owner and permit holder, it is your responsibility to **RETAIN COPIES OF ALL PERMIT DOCUMENTS**, including the application and supporting plans and documentation, the permit card with inspection record, and any other paperwork or information that documents the type of work performed and its permitted status. The Town retains copies of this information, but there is no guarantee that the Town will still have documentation for your project available after one year.

The information above explains the process for plan review and permit issuance in the Town of Hunts Point. Please note that some of these steps may not apply to the permit for which you are applying.



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SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT CHECKLIST

A valid and complete shoreline substantial development permit application is required. This project will be vested to the applicable ordinances in effect at the time of permit application acceptance.

- _____ Pre-application meeting notes
- _____ Complete Application
- _____ Project narrative – describe proposed development
- _____ **Site Plan**
- _____ Show boundary line and existing lots
- _____ Boundary and setback lines including the stringline of the land for development
- _____ Distance between existing and proposed structures
- _____ Show sewer line, utilities and any easements
- _____ Ordinary high-water mark
- _____ Description of vegetation on site and mitigation plan
- _____ Description of any fill materials whether temporary or permanent
- _____ Plans showing existing structures and proposed improvements
- _____ Specifications, structure and detail surveys, reports and any other additional information
- _____ Proof of Ownership: Deed, Title Report, Sale Agreement or King County parcel viewer information showing ownership
- _____ Photographs of existing shoreline conditions
- _____ SEPA (State Environmental Policy Act)
- _____ JARPA (Joint Aquatic Resources Permit Application)
- _____ Proof of Agency/Hold Harmless Agreement
- _____ Fee



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PDF FILE FORMAT REQUIREMENTS

To maintain consistency, all documents submitted electronically must be in PDF file format. This document lays out the minimum requirements for a PDF file.

File size and type requirements

- Document must be in Portable Document Format (PDF)
- Individual file sizes should not exceed 200 MB
- Security settings must be unrestricted PDF/A (archival) format is not acceptable.

Drawing Requirements

- Combine all plan set pages into one PDF document
- Sets over 150 pages must be broken into volumes. Each volume requires a cover sheet with index.
- Orient all sheets so the top of the page is at the top of the screen
- All sheets must be the same size (do not combine 24" x 36" sheets with 8 ½ x 11")
- Each PDF page label must match the sheet number of the page.

PDF Bookmarking

- Plan sets must be fully bookmarked with sheet number and name, grouped by discipline.

Flatten Markups

- All components of the plans including lines, stamps and signatures must be flattened before submittal.

Supplemental Documents Requirements

- Each supplemental document must be uploaded as a separate PDF
- One PDF file per document (do not upload as a separate PDF)
- Every page must be oriented so the top of the page is at the top of the screen
- The PDF page labels must match the page number of the actual document.
- Whenever possible, export the PDF from the original source (do not scan).

Font Type and Size

- All text should be easily readable when printed. Clarity must be equivalent to or better than the theme fonts, Arial, Gill Sans or Tahoma. Font size should be minimum 10 pt.

Scanned Documents

PDF documents produced by scanning paper documents are inherently inferior to those produce from electronic sources and the document file size is greatly increased.

Paper documents should be scanned at a resolution which ensures the pages are legible on both a computer screen and when printed. Scanning should be done at a minimum of 150 dpi and a maximum of 330 dpi to balance legibility and file size. All pages must be properly labeled and orient so the top of the page is at the top of the computer screen. If your software supports OCR (Optical Character Recognition), please run it. Upside down and sideways scans will not be accepted.



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ELECTRONIC PERMIT SUBMITTAL

The Town of Hunts Point is now accepting all plans electronically to facilitate review times and reduce reprographic costs.

INITIAL SUBMITTAL

1. All documents are to be submitted electronically to permits@huntspoint-wa.gov. Your permit fee will be required before drawings can be uploaded to the permit tracking program for review.
2. All documents listed on the permit checklist will be required to be uploaded with your submittal.
3. Documents must be in PDF format and security setting must allow reviewer editing.
4. Electronic drawings must be submitted, not scans of drawings.
5. All drawing sheets must have page number and title so that reviewers can easily move through the plans.
6. Structural calculations should be broken down into subheadings, such as general, gravity, and lateral.
7. All drawings should be included in a single PDF, however, other support documents such as calculations, reports, worksheets, etc. must be included in separate PDFs.
8. As the plans are being reviewed, the reviewer will notify the applicant by email of any changes that need to be made.

RESUBMITTING

1. When resubmitting a document, the applicant needs to include the entire document, not just revised sheets.
2. The applicant must cloud all revisions.
3. All revisions the applicant makes to the documents must be permanently incorporated into the submitted documents before resubmitting.

PLANS APPROVAL

1. When all reviews are complete and approved, the Town will have your drawings and necessary support documents ready to be issued.
2. The applicant will be notified by the Deputy Clerk of the fees that need to be paid before the permit(s) can be issued.
3. After the fees have been paid, the Deputy Clerk will send the applicant the plans and supporting documents to print out and post on site until completion of the project.



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PERMIT APPLICATION

ACCEPTED _____ DATE _____ APPROVED _____ DATE _____
 APPROVED _____ DATE _____ APPROVED _____ DATE _____
 ISSUED _____ DATE _____ APPROVED _____ DATE _____

FOR STAFF USE ONLY	
Permit # _____	Expiration _____

PERMIT TYPE:

Building Permit Plumbing Permit Site Development Permit
 Demolition Permit Shoreline Substantial Development Permit Tree Removal Permit
 Mechanical Permit Shoreline Substantial Development Exemption Permit Other _____

Property Address _____ Zone _____

Owner Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____

Agent Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____

Architect/Designer Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____

Contractor Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____
 License _____ Expiration _____ Tax # _____
 Assessor's Parcel # _____ Property Legal _____

Description of project or use (if further space is needed, please attach explanation):

Valuation \$ _____ **Square Footage** _____
 Repair Addition Alteration Replacement Conversion New Construction

I CERTIFY UNDER PENALTY OF PERJURY THAT I AM THE OWNER OF THE ABOVE PROPERTY OR THE DULY AUTHORIZED AGENT OF THE OWNER(S) ACTING ON BEHALF OF THE OWNER(S) AND THAT ALL INFORMATION FURNISHED IN SUPPORT OF THIS APPLICATION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT ALL APPLICABLE FEDERAL, STATE, COUNTY, AND TOWN OF HUNTS POINT REQUIREMENTS FOR THE WORK AUTHORIZED BY THIS PERMIT WILL BE MET.

IS WORK WITHIN 200 FEET OF LAKE WASHINGTON
 ORDINARY HIGH WATER LINE?
 YES NO

SIGNATURE _____
 DATE _____
 OWNER AGENT

NOTE: All costs from actual staff/consultant time will be billed to applicant.

PLAN REVIEW DEPOSIT \$ _____	RECEIPT _____ BY _____
DATE _____	
PERMIT FEE \$ _____	
INSPECTION DEPOSIT \$ _____	
HEAVY TRUCK FEE \$ _____	
OTHER CHARGES \$ _____	
STATE BUILDING FEE \$ _____	
LESS FEES PAID \$ (_____)	
TOTAL \$ _____	
RECEIPT _____ BY _____	
DATE _____	



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SEPA APPLICATION COVER SHEET

FOR STAFF USE ONLY

Application # _____

Fee _____

Receipt _____

<https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance>

Received By _____ Date _____

A. STAFF REVIEW HAS DETERMINED THAT PROJECT:

_____ Meet the categorically exempt criteria

_____ Has no significant adverse environmental impact and application should be processed without further consideration of environmental effects

_____ Has significant environmental impact and an Environmental Impact Statement will be prepared

_____ An Environmental Impact Statement for this project has already been prepared

Signature of Responsible Official _____ Date _____

B. COMMENTS: _____

C. TYPE OF PERMIT OR ACTION REQUESTED: _____

D. ZONE: _____



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PROOF OF AGENCY/HOLD HARMLESS AGREEMENT

Property Address _____

Permit Type _____ Permit Number _____

PROOF OF AGENCY

A proof of agency is required for the acceptance of any permit where the applicant (“agent”) is not the recorded owner of the property (“owner”). If the owner is a corporation, LLC, LLP, or partnership this form must be completed and signed by the chief executive of the entity that holds ownership of the property in question.

Owners who apply for permits on their own behalf do not need to complete this form. All other applicants must fully complete this form, including the owner’s signature, before the Town of Hunts Point will process any application documents. Each separate application must include an original, fully executed Proof of Agency/Hold Harmless.

TO BE COMPLETED BY OWNER

I, _____, as the owner of
 (print name of property owner or in case of corporation, LLC, LLP or partnership, company Chief Executive)
 the above-referenced property, hereby authorize the person or entity outlined below (the “agent”) to act as my sole agent regarding the above-referenced property, and further stipulate that the agent may act on my behalf for purposes of filing applications for decisions, determinations, permits, or review under any applicable Hunts Point Codes, and further stipulate that the Agent has full power and authority to perform, on my behalf, all acts necessary to enable the Town to process or review applications, issue permits, authorize revisions, and perform inspections required under all codes in force. **I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.**

 Signature of Property Owner/Chief Executive Date

 Contact Address City State Zip Code

 Phone Number Email Address

TOWN OF HUNTS POINT

TO BE COMPLETED BY AGENT

Print name of Agent	Signature of Agent	Date	
Contact Address	City	State	Zip Code
Phone Number	Email Address		

HOLD HARMLESS AGREEMENT

A hold harmless agreement is required for the acceptance of any permit and must be signed by the property owner. If the owner is a corporation, LLC, LLP, or partnership, this form must be completed and signed by the chief executive of the entity that holds ownership of the property in question. There are no permits or circumstances under which the town will accept an application without an executed Hold Harmless Agreement.

TO BE COMPLETED BY OWNER

I, _____, as owner of
(print name of property owner or, in case of corporation, LLC LLP or partnership, company Chief Executive)
the above-referenced property, I hereby agree as a condition of permit application and/or issuance, to protect, defend, and hold harmless the Town of Hunts Point, its officers, officials, boards, commissions, authorized agents, representatives, and employees, and to indemnify them from any action or claim for injury, damage, settlement, proceeding, judgement, liability, loss, cost or expense, including court and appeal costs and attorneys' fees and expenses, arising from any acts, errors, or omissions, including all damages in any way arising out of, or by reason of, any construction, excavation, erection, operation, maintenance, repair or reconstruction, or any other act that the Town of Hunts Point, its officers, agents and employees may incur by reason of accepting this application and/or issuing this permit, and all other acts taken by the Town of Hunts Point relating to the work described under the permit documents including but not limited to plans examination, issuance of permit(s), inspections, and approval of construction and issuance of certificates of occupancy, to the extent that any such liability, loss and expense results from any errors or the misrepresentation of any material fact in the permit application documents, whether negligent or intentional. I further certify that I am the owner of the property referenced at the top of this document. **I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.**

Print Name of Property Owner/Chief Executive	Signature of Property Owner/Chief Executive	Date	
Contact Address	City	State	Zip Code
Phone Number	Email Address		