

CAO BUFFER REDUCTION APPLICATION

STEVENS COUNTY LAND SERVICES—PLANNING DIVISION

Street Address: 260 S. Oak—Courthouse Annex, Colville, WA

Mailing Address: 215 S. Oak—Courthouse Annex, Colville, WA 99114

Phone: 509-684-2401

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www.co.stevens.wa.us/LandServices/index.php

FOR OFFICE USE ONLY

File Number: _____

Receipt: _____

Date Received: _____

(Type 2 Application)

Application Checklist:

- Application fee:** \$400.00 payable to Stevens County Land Services.
- Completed application** form.
- Site Assessment** prepared by a qualified professional. At a minimum the report shall contain:
 - o A description of the proposed development, including a site plan.
 - o A description and illustration of the relationship between the proposed development and the critical area associated buffer and applicable setbacks.
 - o An assessment and illustration of the existing condition of the critical area and buffer within and adjacent to the project area. This assessment must include when appropriate, a wetland delineation, categorization and acreage.
 - o An analysis based upon best available science, of how the reduced buffer area will provide protection that is equal to or better than the administratively determined buffer.
 - o A discussion of whether any other alternative with less impact on the critical area and associated buffer is possible.
 - o Any proposed buffer enhancement using native vegetation, artificial habitat features, buffering, vegetative screen, barrier fencing, grass-lined swales or other enhancement tools as appropriate.
- Site Plan**, usually included in the Site Assessment, showing the following:
 - o Property lines and dimensions
 - o Existing *and* proposed structures (including decks), driveways, retaining walls, etc.
 - o Dimensions of structures
 - o North arrow and scale of drawing
 - o Distances of existing & proposed structures to all property lines *and* the relevant critical area
 - o Land features (trees, water bodies, rock outcrops, etc.)
 - o Roads and utility easements (existing and proposed)
- A site plan side view**, usually included in the Site Assessment, showing topography & slope.

APPLICANT SIGNATURES

This application is subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed subdivision until a Determination of Completeness is issued pursuant to SCC 3.30.110. **I certify that the information contained on this application is true, complete and accurate to the best of my knowledge. I understand that information will be used by Stevens County for determining whether this proposal meets the Decision Criteria specified in SCC 13.20.014(E). I hereby grant to Stevens County, the right to enter the above-described location to inspect the proposed work.**

Signature of: (Circle one) Property Owner Primary Contact/Agent*

***NOTE:** As per SCC 3.30.100, Property owner is required to sign the application if the Agent does not have written proof of authorization.

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CONTACT INFORMATION

Primary Contact: _____

Mailing Address: _____

City: _____ State _____ Zip _____

Day Time Phone: _____ Fax: _____

Email Address: _____

Property Owner(s): _____

Mailing Address: _____

City: _____ State _____ Zip _____

Day Time Phone: _____ Fax: _____

Email Address: _____

LEGAL DESCRIPTION

Tax Parcel Number(s): _____

Legal Description:

Sec. _____ Twp. _____ Rge. _____

Subdivision Lot: _____ **Block** _____ **Subdivision Name:** _____

CURRENT PROPERTY USE

Please describe the current use of and the existing structures on the property:

PROPOSED USE

Please describe the proposed structures and use of the property:

SETBACK INFORMATION

What is the distance, in feet, from the proposed structure(s) to:

_____	Critical Area (front)	_____	Side property line "A"
_____	Rear Property Line	_____	Side property line "B"
_____	Road		

REVIEW CRITERIA

The County considers the criteria listed in SCC 13.20.014(E) in reviewing buffer reduction applications. These questions are designed to help determine whether your project meets the criteria. If additional space is needed, please add additional sheet(s).

Please describe why this project cannot meet the minimum standard buffer width:

Please describe alternatives, if any, which have been considered for your project, including reduction in the size of the structure or different location options. Please explain why these alternative(s) are not feasible or economically viable:

Please describe the direct or indirect potential impacts that might occur as the result of this proposal:

Has the subject property recently been subdivided, segregated or boundary lines adjusted?

Yes No

If yes, when did this occur? _____

How does the reduced buffer provide protection that is equal to or better than the minimum standard buffer?