

SMP RETAINING WALL 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 Fax: 509-684-7525

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

FOR OFFICE USE ONLY

File Number: _____

Receipt: _____

Date Received: _____

(Type 1 Application)

Application Checklist for Stevens County: \$100

- Application fee (See Fee Schedule)**, payable to Stevens County Land Services.
- JARPA application**, please complete the underlined portions on the form.
- Site Plan**, showing the following:
 - o Dimensions of the existing and proposed construction from the Ordinary High Water Mark (OHWM). Retaining walls/Bulkheads must *follow the natural contour* of the shoreline and be located *no more than 1-foot waterward* of the toe (bottom) of the bank.
 - o Distance from retaining wall to side property lines
 - o Length and height of retaining wall
 - o North arrow and scale of drawing
 - o Shoreline features (trees, water bodies, rock outcrops, etc.)
- Construction information**, showing the following
 - o Type of materials used
 - o Width of retaining wall
 - o Depth of footings
- A site plan side view**, showing topography and slope.
- NOTE:** Two permits are required for replacement or repair of an existing or installation of a new wall, one from Stevens County Planning and one from the Washington State Fish and Wildlife Department (WDFW). Submit one copy of the above information, with an application fee, to Stevens County **AND**, submit one copy (no application fee) to:
WDFW
2315 North Discovery Place
Spokane Valley, WA 99216
Phone: 509-892-1001
- NOTE:** Walls/bulkheads are allowed **only** when *severe erosion* threatens an **existing residence**. Proposed walls on parcels without an existing residence must be processed as SMP Substantial Development permits. **A completed Environmental Checklist (SEPA) and an application fee (See Fee Schedule) are also required. \$150**

Natural defense works such as protective berms, rock riprap or vegetative stabilization are preferred over those made of concrete or wood. Before using concrete, applicants **must demonstrate** that the use of natural materials and non-structural solutions are unworkable in preventing erosion. The State Department of Ecology, Eastern Regional Office located in Spokane, can provide technical assistance concerning the appropriate construction materials.

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. **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 SMP Chapter 7.07. 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.**

STEVENS COUNTY PLANNING DEPARTMENT

Subject: Shoreline Application—Retaining Wall

Date: 2/20/2007

NOTES/COMMENTS:

Retaining walls/Bulkheads must *follow the natural contour* of the shoreline and be located *no more than 1 foot water ward* of the toe (bottom) of the bank. Walls/bulkheads are allowed *only* when *severe erosion* threatens an **existing residence**. Natural defense works such as protective berms, rock riprap or vegetative stabilization are preferred over those made of concrete or wood.

NOTE: Before using concrete, applicants **must demonstrate** that the use of natural materials and non-structural solutions are unworkable in preventing erosion. The State Department of Ecology, Eastern Regional Office located in Spokane, can provide technical assistance concerning the appropriate construction materials.

Two permits are required to construct a retaining wall or bulkhead; one from the Stevens County Planning and one from Fish and Wildlife. Attached is the JARPA application used by both agencies. Please complete the highlighted portions of the form. Both departments also need a site and construction plan.

The site plan should show:

- Dimensions of the existing and proposed construction
- Distance from wall to the side property lines
- Distance from wall to the OHWM
- Length, width and height of wall

The construction plan needs to show:

- Type of materials used
- Width
- Depth of footings

Typically, the County requirements for a retaining wall are as follows:

- Shall *not be constructed below* the ordinary high water line.
- Shall be constructed of stable, non-erodible, homogeneous material.
- Beach material shall not be used as backfill in order create new usable property.
- Shall follow the contour of the natural shoreline.
- Stairs shall not extend waterward of the OHWM.

Mail one copy with a \$100.00 application fee to:

Stevens County Planning
215 S. Oak—Courthouse Annex
Colville, WA 99114
Phone: 509-684-2401

Also mail one copy (no application fee) to:

WDFW
2315 North Discovery Place
Spokane Valley, WA 99216