

SMP BUFFER AVERAGING 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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FOR OFFICE USE ONLY

File Number: _____

Receipt: _____

Date Received: _____

(Type 1 Application)

Application Checklist for Stevens County:

- Application fee** of \$100.00, payable to Stevens County Land Services.
- Completed application** form.
- JARPA application** form.
- Site Assessment** prepared by a qualified professional. At a minimum the report shall contain:
 - A description of the proposed development, including a site plan.
 - A description and illustration of the relationship between the proposed development and the wetlands associated buffer and applicable setbacks.
 - An assessment and illustration of the existing condition of the wetlands and buffer within and adjacent to the project area. This assessment must include when appropriate, a wetland delineation, categorization and acreage.
 - An analysis based upon best available science, of how the averaged buffer area will provide protection that is equal to or better than the administratively determined buffer.
 - A discussion of whether any other alternative with less impact on the critical area and associated buffer is possible.
 - 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:
 - Property lines and dimensions
 - Existing *and* proposed structures (including decks), driveways, retaining walls, etc.
 - Dimensions of structures
 - North arrow and scale of drawing
 - Distances of existing & proposed structures to all property lines *and* the relevant critical area
 - Land features (trees, water bodies, rock outcrops, etc.)
 - Roads and utility easements (existing and proposed)
- A site plan side view**, usually included in the Site Assessment, showing topography and 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 13.20.041(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

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:

_____ Shoreline (front) _____ Side property line "A"
_____ Rear _____ Side property line "B"
_____ Road

REVIEW CRITERIA

The County considers the criteria listed in SMP 4.05(E) in reviewing buffer averaging 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 how averaging will provide the necessary biological, chemical and physical support necessary to protect the wetland. _____

Please describe how width averaging will not adversely impact the wetland's functions and values.

Please explain how the total area contained within the wetland buffer after averaging is no less than that contained with the standard buffer prior to averaging. In no instance shall the buffer width be reduced by more than 50% of the standard buffer or be less than 25 feet. _____
