



STEVENS COUNTY LAND SERVICES

May 27, 2010

Dear valued customer:

As many of you know, Stevens County has adopted several sets of development regulations during the past six years in conjunction with Growth Management Act requirements. As issues arise with processing applications under those regulations, we want to make sure you are aware of the problems we are encountering and how they can be resolved. One issue we have encountered several times are project details' changing after approval is granted by this office.

When Stevens County approves a development proposal, the site plan and application are binding. This means that alterations to your proposal after approval may result in an additional application process and fees. This additional process does not benefit you, our customer, or our office. The way to avoid this circumstance is to be sure you fully describe the proposal scope within your development activity application.

Here are a couple of examples we have encountered:

- 1) A customer applies for and receives approval for a reduction from the required buffer from a Type 1 water such as Lake Spokane or Loon or Deer Lakes in order to build a single family residence. After buffer reduction approval, the applicant decides they want to add a deck onto the front of the proposed home. If the deck was not part of the original application, the applicant is then required to submit a new application and fees.
- 2) A short plat is submitted and receives preliminary approval. After preliminary approval is granted, the applicant decides to make substantial changes to the application, such as reconfiguring lots or moving the proposed road location to the other side of the property. When substantial changes are made, a revised application and new fees are required.

We strive to make any application process move forward both quickly and efficiently. It is also vitally important that you take the time to fully develop your project scope before submitting applications to our office. In the end, this will save you both time and money. If you have any questions, please do not hesitate to contact me.

Sincerely,



Clay White
Director
Stevens County Land Services

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