

CRITICAL AREAS PERMIT APPLICATION

Critical Areas Permits, Exemption Requests, Reasonable Use Allowances



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Request:

- Critical Areas Permit
- Written Determination of Exemption
- Reasonable Use Allowance

Applicant/Contact: _____

Mailing Address: _____

Phone: _____ Fax: _____

E-Mail Address (Optional): _____

Property Owner: _____

Mailing Address: _____

Phone: _____ Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Subject Property Address (Or Nearest Intersection): _____

Tax Parcel Number: _____ **Zoning:** _____

Brief Project Summary: _____

Water Supply Source: _____ **Sewage Disposal Method:** _____

Critical Areas On or Near Subject Property (Check All That Apply):

- Geologic Hazard Area
- Fish & Wildlife Habitat Area
- Wetland Area
- Critical Aquifer Recharge Area

Any Additional Information Regarding Critical Areas on or Near Subject Property: _____

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 18.13.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: _____ **Date:** _____

Signature of Property Owner: _____ **Date:** _____

For Official Use Only:
Date Application Received _____ • Date Application Complete _____



SUBMIT TO:
City Hall
7121 NE Loop Road

Critical Areas

Submittal Requirements

The following information is required for all Critical Areas Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

- Application Fee** (Amount: _____ Date: _____ Receipt #: _____)
- Completed and Signed Critical Areas Permit Application**
- Any Associated Land Use and Building Permit Applications**
- Two (2) Complete Site Plan Proposals—Drawn to scale, showing the proposal site and all adjoining areas within 100 feet, and including the following:**
 - A Vicinity Map
 - A North Arrow
 - All property boundary lines **and** dimensions
 - The location and width of all public and private roads
 - The location and size of all existing structures, utility lines, easements, septic tanks and drainfields, wells, and other improvements
 - The location and extent of all proposed structures and/or uses
 - The location, species, and diameter of all significant trees
 - The location and description of all critical areas and buffers

The following information is required for a Critical Areas Permit in Geologic Hazard Areas. All Reports are to be prepared by a Qualified Professional. Only those reports that apply to a proposal are required, and it is the responsibility of the applicant to determine which reports will be required. The City of Stevenson maintains a map inventory to aid in this determination and you are encouraged to meet with City staff prior to submitting an application.

- Landslide Hazard Areas**
 - Geotechnical Assessment, Including
 - o Existing and Available Geologic Information
 - o LIDAR-Based Geologic Map
 - o Surface and Probable Subsurface Geologic Conditions
 - o Site Plan Delineating Landslide Hazards
 - o Contour Map Delineating
 - Geotechnical Stabilization Report (For High & Moderate Hazard Areas)
 - o Surface and Subsurface Geology, Hydrology, Soils, and Vegetation (Soil and Rock Unit Descriptions, Groundwater Levels, Springs, Water Seepage Areas, etc.)
 - o Site History
 - o Topographic Data at scale of 1"=50' and 2-foot contour intervals
 - o Engineering Geology Analysis and Results
 - Confirming Hazard Category
 - Summarizing Borings, Test Pits, and All Other Methods and Tests
 - Providing Monitoring Results of Groundwater Levels, Surface Surveys, and Inclinometer Measurements
 - Detailing a Geologic Site Model
 - o Geotechnical Engineering Analysis and Results
 - Estimating Slope Stability and Effects of Construction Over Time
 - Providing the Assumed or Established Site and Subsurface Conditions used in the Stability Analysis
 - Describing the Method of Analysis and Results
 - Suggesting Mitigation of Adverse Site Conditions and/or Slope Stabilization Measures
 - Recommending
 - o That Site Grading and Structures Will Not Reduce Slope Stability on Lands Containing no Obvious Instability and Modest Proposed Improvements
 - o That Proposed Development Will Not Decrease the Factor of Safety Below Acceptable Limits Determined by the Geotechnical Engineer on Lands Containing Active Landslides, Inactive Landslide Complexes, or Designated as Potentially Unstable Slopes

Critical Areas

Submittal Requirements, Continued



Erosion Hazard Areas

- Erosion Control Plan
 - Minimizing Alteration of Topography and Vegetation Removal and Disturbance,
 - Designing Foundations that Conform to Existing Topography and Reduce Topographic Modification
 - Designing Roads, Driveways, Trails, Walkways, and Parking Areas with Low Gradients and/or parallel to the natural site contours
- Erosion Control Management Practices
 - Installation of Erosion and Sedimentation Controls (e.g. Silt Fences, Earthen Berms, etc.) Prior to Any Clearing or Grading
 - Implementation of BMPs to Protect Disturbed Areas from Erosion (e.g. Vegetative Ground Cover, Filter Fabrics, etc.)
- Drainage Plan
 - Designing Surface Drainage Including Downspouts that avoid draining to Erosion Hazard Areas
 - Incorporating the Following Activities only when a Qualified Professional Determines finds that such systems will not result in an increase in erosion and verifies that such systems are installed as designed and function as predicted.
 - Stormwater Retention and Detention Systems, Including Percolation Systems Utilizing Buried Pipe
 - On-Site Sewage Disposal System Drainfields Which are Also in Compliance With City Regulations
 - Utility Lines and Pipes

The following information is often required for a Critical Areas Permit in Fish & Wildlife Habitat Areas. All Reports are to be prepared by a Qualified Professional. Only those reports that apply to a proposal are required, and it is the responsibility of the applicant to determine which reports will be required. The City of Stevenson maintains a map inventory to aid in this determination and you are encouraged you meet with City staff prior to submitting an application.



Preliminary Habitat Assessment, Including the Following (For Proposals Near Habitat Areas)

- The Name and Contact Information for the Applicant
- The Name and Address of the Qualified Professional Preparing the Report
- The Dates, Names, and Qualifications of the Persons Preparing the Report and Documentation of Any Fieldwork Performed on the Site
- A Description of the General Character of the Property, Including
 - Location
 - Existing Developments
 - Vegetation Types
 - Adjacent Land Uses
 - Past Land Uses on the Property (If Available)
- A Detailed Description of the Critical Area and a Qualitative Analysis of its General Condition
- Recent Photographs of the Property, Including Detailed Photos of the Habitat Resource in Question
- The Classifications of the Fish and Wildlife Conservation Area as Defined by this Chapter
- An Outline of Standard Buffer Widths, Available Buffer Reductions, or Potential Opportunities for Enhancement/Mitigation



Habitat Mitigation Plan, Including the Following (For Proposals Affecting Habitat Areas or Buffers)

- The Information Required in a Preliminary Habitat Assessment
- A Site Plan Showing
 - Critical Areas
 - Buffers
 - Dimensions and Limits of Areas to be Cleared
 - Proposed Construction Sequencing
 - Grading and Excavation Details, Including Erosion and Sedimentation Control Features
 - Detailed Site Diagrams or Other Drawings Showing Construction Techniques or Final Outcomes

Critical Areas

Submittal Requirements, Continued

Habitat Mitigation Plan, Continued

- A Description of the Specific Efforts Made to Avoid and Minimize Impacts to Priority Habitats and Their Buffers
- A Brief Narrative of the Proposed Activities Subject to This Chapter and Include Specific Citations of the Applicable Chapter Sections
- The Anticipated Impacts to the Habitat Area or Buffer, the Proposed Mitigation Actions, and the Purposes of the Compensation Measures
- The Environmental Goals and Objectives of the Proposed Mitigation and the Goals and Objectives Must be Related to the Functions and Values of the Impacted Critical Area
- A Program for Monitoring the Construction and Maturation of the Mitigation Project, and Ultimately to Assess the Success or Failure of the Proposed Mitigation Measures
- Measureable Performance Standards for Evaluating Whether or Not the Goals and Objectives of the Mitigation Project have been Successfully Attained and Whether or Not the Requirements of the Chapter have been Met (e.g. Water Quality Standards, Vegetation Abundance Indices, Species Richness and Diversity Targets, Habitat Diversity Indices, etc.)
- The Potential Courses of Action and Any Corrective Measures to be Taken When Monitoring or Evaluation Indicates Projected Performance Standards have Not been Met

The following information is often required for a Critical Areas Permit in Wetland Areas. All Reports are to be prepared by a Qualified Professional. Only those reports that apply to a proposal are required, and it is the responsibility of the applicant to determine which reports will be required. The City of Stevenson maintains a map inventory to aid in this determination and you are encouraged you meet with City staff prior to submitting an application.

Preliminary Wetland Assessment

- The Name and Contact Information for the Applicant
- The Name and Address of the Qualified Professional Preparing the Report
- The Project Extent and Location
- The Soil Series Information for the Site According to Natural Resources Conservation Service Maps
- A Narrative Explaining
 - o The Existing Improvements or Developments on the Site
 - o The Surrounding Land Uses
 - o The Detailed Notes on Vegetation Present
 - o The Results of Soil Test Pits Including Soil Color and Saturation Levels
 - o The Presence or Absence of Wetland Indicators
- The Photographs of the Site

Wetland Delineation (For Proposals on Sites Containing Wetlands)

- The Name and Contact Information for the Applicant
- The Name and Address of the Primary Author(s) of the Wetland Delineation Report
- A USGS Topographic Map With Site Clearly Defined
- A National Wetland Inventory Map Showing Site
- A Soil Conservation Service Soils Map of the Site
- A Site Map at a Scale no Smaller than 1"=400", if Practical, Showing
 - o Wetland Boundaries (As Staked and Flagged in the Field)
 - o Sample Sites and Sample Transects
 - o Boundaries of Forested Areas
 - o Boundaries of Wetland Rating Classes if Multiple Rating Classes Exist
- An Aerial Photograph of the Project Area (At a Scale No Smaller than 1"=400")
- A Discussion of Methods and Results With Special Emphasis on Technique Used from the Wetlands Delineation Manual
- The Acreage of Each Wetland Identified on the Site Based on a Survey
- All Completed Field Data Sheets (US Army Corps of Engineers Format for Three Parameter Application) Numbered to Correspond to Each Sample Site

Critical Areas

Submittal Requirements, Continued

- Wetland Mitigation Plan, Including the Following** (For Proposals Impacting Wetlands and Buffers)
 - Baseline Information**
 - The Wetland Delineation Report
 - Descriptions and Maps of the Vegetative Conditions at the Site
 - Descriptions and Maps of the Hydrological Conditions at the Site
 - A Description of the Soil Conditions at the Site Based on On-Site Analysis
 - A topographic Map of the Site
 - An Assessment of the Functional Uses of the Existing Wetland and Buffer
 - Enhancement Plan**
 - The Goals and Objectives of the Proposed Project
 - A Description of the Wetland Type to be Created, Rehabilitated, Restored, or Enhanced
 - A Description of the Specific Efforts Made to Avoid and Minimize Impacts to the Wetland Areas and Their Buffers
 - A Map Showing Proposed Wetland and Buffer (Base and Proposed Buffers)
 - A Site Plan
 - A Discussion and Map of the Density and Materials of Plantings
 - A Preliminary Drainage Plan Identifying the Location of Proposed Drainage Facilities
 - A Discussion of Water Sources for the Wetland
 - Detailed Construction Plan**
 - The Construction Sequence
 - The Grading and Excavation Details
 - The Water and Nutrient Requirements for Planting
 - The Specification of Substrate Stockpiling Techniques
 - The Planting Instructions
 - Site and Cross-Sectional Diagrams
 - A Topographic Map Showing Slope Percentage and Final Grade
 - Quantitative Performance Standards**
 - Monitoring Program (5-Year Minimum)**
 - Hydrologic Monitoring Stations
 - Vegetation Plots
 - Photo Stations
 - Contingency Plan**

The following information is required in order to determine whether a Critical Areas Report is necessary for Critical Aquifer Recharge Areas. If required, all Reports are to be prepared by a Qualified Professional. Proposals meeting one or more of the Primary Criteria below, or two or more of the Secondary Criteria below, then a Vulnerability Rating Report will be required. It is the responsibility of the applicant to determine which reports will be required. The City of Stevenson maintains a map inventory to aid in this determination and you are encouraged you meet with City staff prior to submitting an application.

- Primary Criteria**
 - The Development Proposal is Within a Wellhead Protection Area Designated Under WAC 246-290 Public Water Supplies
 - The Development Proposal is Within an Aquifer Recharge Area Mapped and Identified by a Qualified Groundwater Scientist
 - The Site will be Utilized for Processing, Storing, or Handling a Hazardous Substance (as now or hereafter defined in RCW 70.105D Hazardous Waste Cleanup-Model Toxics Control Act), in Applications or Quantities Larger Than is Typical of Household Use
 - The Site Will be Utilized for Hazardous Waste Treatment and Storage as Set Forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended
- Secondary Criteria**
 - The Site Contains Highly Permeable Soils as Designated in the NRCS Soil Survey for Skamania County
 - The Development Proposal is Within a Sole Source Aquifer Recharge Area Designated Pursuant to the Federal Safe Drinking Water Act

Critical Areas

Submittal Requirements, Continued

Secondary Criteria, Continued

- The Development Proposal Involves a Major or Short Subdivision and Includes Present or Future Plans to Construct Three or More Dwelling units Where the Dwelling Units will not be Connected to a Public Sewer System and Any of the Lots are Less Than One (1) Net Acre in Size
- The Development Proposal Involves a Commercial and/or Industrial Site That is not on a Public Sewer System and the Main Structure Exceeds Four Thousand (4,000) Square Feet
- The Development is Within Two Hundred (200) Feet of the Ordinary High Water Mark of a Perennial River, Stream, Lake or Pond

Vulnerability Rating, Including the Following (When Required)

- Permeability of the Vadose Zone (Upper and Lower)
- Depth to Groundwater
- Slope or Gradient
- Contaminant Loading Rating

The following information is required to evaluate whether a Written Determination of Exemption will be issued. All requirements of the specific exemption request must be met in order for the City to issue a Written Determination of Exemption. Only those reports that apply to a proposal are required, and it is the responsibility of the applicant to determine which reports will be required.

- | | |
|--|--|
| <input type="checkbox"/> Forest Practices | <input type="checkbox"/> Agricultural Activities |
| <input type="checkbox"/> Seismic Hazard Areas | <input type="checkbox"/> Volcanic Hazard Areas |
| <input type="checkbox"/> Frequently Flooded Areas | <input type="checkbox"/> Weed Control |
| <input type="checkbox"/> Tree Removal | <input type="checkbox"/> Site Investigation |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Emergencies |
| <input type="checkbox"/> Utilities | <input type="checkbox"/> Trails |
| <input type="checkbox"/> Activities Subject to Previous Review | |

The following information is required when an applicant asserts that SMC 18.13 would deny all Reasonable Economic Use of a legal lot. All analyses and reports are to be prepared by a Qualified Professional. Only those reports that apply to a proposal are required, and it is the responsibility of the applicant to determine which reports will be required. The City of Stevenson maintains a map inventory to aid in this determination and you are encouraged you meet with City staff prior to submitting an application.

A Description of the Amount of the Site which is within the Setbacks and Buffers Required Under this Chapter and SMC 17- Zoning

An Analysis of the Impact that the Proposal would have on all Applicable Critical Areas

An Analysis of whether any other Reasonable Use is Possible that would Result in Less Impact on Critical Areas and Associated Buffers

An Analysis of any Modifications Needed to the Required Front, Side, and Rear Setbacks; and Buffer Widths to Provide for a Reasonable use of the Site while Providing Greater Protection to Critical Areas

A Design of the Proposal so that the Amount of Development Proposed as Reasonable Use will have the Least Impact Practicable on Critical Areas

Such Other Information as the City Determines is Reasonably Necessary to Evaluate the Issue of Reasonable Use as it Relates to the Proposal