

G. Classification--Volcanic Hazard Areas. Not applicable within the city of Stevenson. (Ord. 978 (part), 2003).

18.12.120 Critical aquifer recharge areas. All land areas within one hundred feet of a private or public well or spring used for a potable water supply are classified as critical aquifer recharge areas.

A. Regulated Activities. The following activities are regulated in critical aquifer recharge areas:

1. Solid waste disposal facilities, junk yards, etc.: landfills, junk yards, salvage yards, auto wrecking yards and other solid waste disposal facilities, except those for the disposal of brush and stumps, sawdust, and inert construction debris.

2. Aboveground and underground storage tanks and vaults; aboveground or underground storage tanks or vaults for the storage of hazardous substances or dangerous wastes as defined in WAC 173-303, Dangerous Waste Regulations, or any other substances, solids or liquids in quantities identified by the county health department, consistent with WAC 173-303, as a risk to groundwater quality, shall conform to Section 15.01.040, the Uniform Fire Code, WAC 173-360, Underground Storage Tank Regulations.

3. On-site sewage disposal systems such as septic tanks and drainfield areas and alternate systems that rely on discharge effluents to the ground.

4. Stables, livestock or animal barns, livestock or animal pens, animal waste disposal, the raising or housing of fowl.

B. Hydrogeologic Testing and Site Evaluation.

1. Hydrogeologic testing and site evaluation may be required for any regulated activity. If federal or state regulations require hydrogeologic testing, the department may waive the requirement for additional testing provided the director has adequate factual information to evaluate the proposal.

2. If hydrogeologic testing and site evaluation are required, they shall be conducted by a qualified expert and must include but not be limited to the requirements in Appendix F.

3. Development that negatively impacts the quality of a critical aquifer recharge area shall be pro-

hibited unless the hydrogeologic testing and site evaluation satisfactorily demonstrate that significant adverse impacts will be mitigated. (Ord. 978 (part), 2003).

18.12.130 Mitigation plan performance standards.

A. Mitigation Planning Requirements. All critical areas mitigation projects required pursuant to this chapter either as a permit condition or as the result of an enforcement action shall follow a mitigation plan approved by the department and prepared by or on behalf of the applicant.

1. When a mitigation plan is required, it shall be approved by the department prior to any site disturbance. The department may seek assistance from resource agencies prior to making a decision. At a minimum, the plan shall meet the following standards:

a. The mitigation plan shall be prepared by an applicant or qualified expert and shall be acceptable to the city.

b. The mitigation plan shall include:

- i. An assessment of the existing function and values of the critical area;
- ii. The functions and values that will be lost;
- iii. The critical area's expected functions and values after mitigation.

c. Objectives shall be stated in measurable terms, if feasible.

d. The mitigation plan shall specify and describe how functions and values will be replaced.

e. The mitigation plan shall include provisions for monitoring the mitigation area as reasonably necessary to determine whether stated objectives have been accomplished. A contingency plan shall be included in the event the stated objectives are not accomplished.

f. Mitigation shall be provided on site, except where on-site mitigation is not scientifically feasible, economical or practical due to physical features of the property. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on-site.

g. When mitigation cannot be provided on-site, mitigation shall be provided in the immediate vicinity of the permitted activity on property owned or con-

trolled by the applicant where such mitigation is practical and beneficial to the critical area and associated resources. Where possible, this means within the same hydrologic unit as the location of the proposed project.

h. Mitigation plans shall be approved by the department prior to any site alterations.

2. Restoration shall be required when a critical area has been altered by the landowner after the adoption of the critical areas ordinance and prior to project approval or when a critical area is temporarily affected by construction or any other temporary phase of a project. (Ord. 978 (part), 2003).

18.12.140 Variance/reasonable use allowance. If an applicant asserts that application of this chapter would deny him or her all reasonable use of his or her property, the applicant may apply for a variance/reasonable use allowance. A variance/reasonable use allowance is intended to address those cases in which the application of this chapter unreasonably restricts economic use of a parcel of land and the restriction cannot be remedied by other authorized techniques or means.

A. The director shall have the power to grant variances/reasonable use allowances. A request for a variance/reasonable use allowance shall be made on forms provided by the director and shall accompany an application for a development permit. Before an application for a variance/reasonable use allowance is acted upon, all of the matters relating to the application shall be reviewed by the director and his/or her findings shall be included in his/her decision.

B. Before a variance is granted, it shall be shown by the applicant:

1. That the application of this chapter will deny all economically viable use of the subject property otherwise allowed by applicable law;

2. That because of special circumstances applicable to the subject property including size, shape, topography and location, the enforcement of this chapter would result in unwarranted hardship;

3. That an interpretation of this chapter will deprive the landowner of rights commonly enjoyed by other properties in similar areas within the critical area or buffer;

APPENDIX F

Hydrogeologic Testing and Site Evaluation

If hydrogeologic testing and site evaluation are required, they shall be conducted by a qualified expert and typically include at least the following. Technical justification shall be provided where any information is not deemed applicable by the qualified expert.

A. A characterization of the site and its relationship to the aquifer and evaluation of the ability of the site to accommodate the proposed activity;

B. A discussion of the effects of the proposed project on groundwater quality and quantity; and

C. Recommendations on appropriate mitigation, if any, to assure that there shall be no significant degradation of groundwater quality or quantity.

In addition, the testing and evaluation must include, but not be limited to, an analysis of:

D. Geologic setting and soils information of site and surrounding area;

E. Water quality data, including pH, temperature, conductivity, nitrates and bacteria;

F. Location and depth to perched water tables;

G. Recharge potential of facility site (permeability/transmissivity);

H. Local groundwater flow, direction and gradient; and

I. Surface water locations within one thousand feet of the site.

APPENDIX G

Critical Areas Data Maps on File in City Hall

Map Number	Map Name
PL505 A1, A2	Wetlands, Stevenson Shorelines
PL512	National Wetlands Inventory, U.S. Department of the Interior; Bonneville Dam, Oregon-Washington Quadrangle, August 1981
PL505B	Critical Aquifer Recharge Areas
PL505C	Flood Hazard Areas, Firm Map, FEMA.
PL505D	Steep Slopes and Slide Areas, Based on Department of Natural Resources Report and Map, January 13, 1977
PL505E	Stevenson Soils Map, Erosion Hazard Areas, Based on Soil Survey of Skamania County; 1990, USDA.
PL505F	Fish and Wildlife Habitat Conservation Areas
PL503	Washington Department of Natural Resources Slope Stability Map and Report, January 13, 1977
PL504	Washington Department of Fish and Wildlife Priority Habitat and Species maps