



# PORT ANGELES

WASHINGTON, U. S. A.

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## DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

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**TO THE APPLICANT:** Applications for land uses or developments proposed within areas listed, identified, inventoried, classified, rated or otherwise determined to be environmentally sensitive or which have been determined by the Planning Director based upon a site specific analysis or such other information supplied which supports the findings that a site or area is likely to contain environmentally sensitive characteristics, shall be filed with all of the information requested on the application forms available from the Planning Department. The Planning Director may waive specific submittal requirements determined to be unnecessary for review of a specific application type. All developments proposed on lots or parcels which may contain or adjoin environmentally sensitive areas as determined by the City shall be evaluated by the applicant to provide the necessary information for the Planning Department to determine if and to what extent the site contains environmentally sensitive characteristics. The Planning Director shall make the determination to classify a site or portion of a site as environmentally sensitive. Applications which are subject to the State Environmental Policy Act (SEPA) regulations shall not be acted upon until SEPA procedures have been completed.

All land uses and developments proposed on or adjacent to lots or parcels listed, identified, inventoried, classified, or rated as environmentally sensitive shall include supporting studies prepared to describe the environmental limitations of the site. No construction activity, including clearing or grading, shall be permitted until the information required by the City's Environmentally Sensitive Areas Protection Ordinance is reviewed and approved by the City. When necessary, special environmental studies shall include a comprehensive site inventory and analysis, a discussion of potential impacts from the proposed development, and specific measures designed to mitigate any potential adverse environmental impacts of the applicant's proposal both on site and off site.

## **Required Information**

1. A description of how the proposed development will or will not impact each of the following on the subject property and adjoining properties:
  - A. Erosion and landslide hazard;
  - B. Seismic hazards;
  - C. Drainage, surface and subsurface hydrology, and water quality;
  - D. Flood prone areas;
  - E. Existing vegetation as it relates to steep slopes, soil stability, and natural habitat value (for wetlands refer to the City of Port Angeles Wetland Protection Ordinance);
  - F. Locally unique land forms - ravines, marine bluffs, beaches and associated coastal drift processes;
  - G. Slopes between 15% and 25%, 25% and 40%, and greater than 40%.
2. Recommended methods for mitigating identified impacts and a description of how these mitigating measures may impact adjacent properties.
3. Any additional information determined to be relevant by the City or by the professional consultant who prepared the study.
4. Such studies shall be prepared with assistance by experts in the area of concern which at a minimum shall include the following individuals:
  - A. Flood hazard areas: Professional civil engineer licensed by the State of Washington;
  - B. Landslide hazard areas, seismic hazard areas, and erosion hazard areas: Geologist and/or Geotechnical Engineer;
  - C. Steep slopes: Geologist or Geotechnical Engineer;
  - D. Wetlands: Biologist with wetlands ecology expertise;
  - E. Streams, rivers, riparian areas, drainage corridors, ravine: Geologist or Geotechnical Engineer;
  - F. Marine bluffs, beaches: Geologist or Geological Engineer, Oceanographer.
5. The City may in some cases retain consultants at the applicant's expense to assist with the review of studies outside the range of staff expertise.
6. All environmentally sensitive areas studies must be prepared under the supervision of the City. The Planning Director will make the final determination on the adequacy of the studies.

**APPLICATION INFORMATION**

**Applicant:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

**Owner:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

**Property:**

Street Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Size of parcel (sq. ft.): \_\_\_\_\_

Zoning designation of property: \_\_\_\_\_

Comprehensive Plan designation of property: \_\_\_\_\_

**Project:**

Briefly describe the project proposed for the site:

PART III - AFFIDAVITS

(TO BE COMPLETED BY APPLICANT)

**APPLICANT:**

I, \_\_\_\_\_ hereby affirm that all of the information included as part of this application and all associated drawings are accurate and true to the best of my knowledge.

\_\_\_\_\_

Applicant

\_\_\_\_\_

Date

**OWNER:**

I, \_\_\_\_\_ hereby affirm that all of the information included as part of this application and all associated drawings are accurate and true to the best of my knowledge.

\_\_\_\_\_

Applicant

\_\_\_\_\_

Date