



Specific Report Requirement – Wetlands and Wetland Buffers (KMC 18.59.030)

Additional requirements for Critical Area Report and associated maps for Wetlands and their associated buffers. This supplemental report must also be prepared by a “qualified professional”, as defined in KMC 18.58.010(87). All reports may require additional information as determined by the Planning Director. **A list of activities/uses that are exempt from this process can be found in KMC 18.59.020.**

- 1. The following areas shall be addressed in a critical area report for wetlands:
 - The project area of the proposed activity;
 - All wetlands and recommended buffers within two hundred (200) feet of the project area (critical area reports should consider wetlands and other critical areas within two hundred (200) feet due to the maximum potential buffer recommended for wetlands); and
 - All shoreline areas, water features, flood plains, and other critical areas, and related buffers within two hundred (200) feet of the project area.

- 2. A written assessment and accompanying maps of the wetlands and buffers within two hundred (200) feet of the project area, or one-half mile upstream or downstream if the wetland is a riverine wetland, including the following information at a minimum:
 - Wetland delineation and required buffers;
 - Existing wetland acreage;
 - Wetland category; vegetative, faunal, and hydrologic characteristics;
 - Soil and substrate conditions; and

- 3. A discussion of measures, including avoidance, minimization and mitigation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land use activity

- 4. Proposed mitigation, if needed, including a written assessment and accompanying maps of the mitigation area, including the following information at a minimum:
 - Existing wetland acreage and proposed impact area;
 - Vegetative, faunal, and hydrologic conditions;
 - Relationship within watershed and to existing waterbodies;
 - Soil and substrate conditions, topographic elevations;
 - Existing and proposed adjacent site conditions;
 - Required wetland buffers; and
 - Property ownership.

- 5. A discussion of ongoing management practices that will protect wetlands after the project site has been developed, including proposed monitoring and maintenance programs.

Additional information may be required. When appropriate, the City may also require the critical area report to include an evaluation by the Department of Ecology or an independent qualified expert regarding the applicant's analysis and the effectiveness of any proposed mitigating measures or programs, and to include any recommendations as appropriate.