



proud past, promising future

STAFF REPORT

TO: Clark County Planning Commission
FROM: Gordy Euler, Program Manager II
DATE: August 4th, 2015
SUBJECT: Clark County Shoreline Master Program Limited Amendment

BACKGROUND:

Clark County adopted an updated shoreline master program (SMP) in July 2012. It was approved by the Department of Ecology (Ecology) in August 2012 and took effect in September 2012. SMP policies are included in Chapter 13 of the comprehensive plan. SMP regulations are included in Clark County Code Chapter 40.460.

Ecology's SMP Handbook indicates jurisdictions can incorporate Critical Areas Ordinances by reference to make those provisions part of the approved SMP. In order to change the referenced provisions in the future, the CAO changes will constitute a limited SMP amendment and must be submitted to Ecology for review and approval before they take effect. Otherwise, the previous version originally approved as part of the SMP update process will continue to apply. The relationship discussed in Ecology's Handbook between CAO and SMP is described in RCW 36.70A.480 Shorelines of the state.

SUMMARY:

The proposed limited amendments to the Clark County SMP, specifically CCC 40.460.530 B (1) & (2) comply with the new Washington Department of Ecology State Wetland Rating System. The Board of Clark County approved several proposed changes to the Wetland Protection and Habitat Conservation Ordinances (CCC 40.450 & CCC 40.440) in Ordinance 2014-12-05 to comply with Ecology's new Wetland Rating System.

This limited amendment would also improve the consistency between the county's shoreline program and the state standards. The amendment would add text to clarify normal maintenance in the list of exemptions, regulate replacement of non-conforming residential structures that are damaged or destroyed, and clarify SMP text to improve implementation.

ANALYSIS:

The proposed amendments to the SMP(Exhibit 1) Chapter 40.440 Habitat and Chapter 40.450 Wetlands, are intended to comply with state mandates. Ecology updated their wetland guidance manuals and method of scoring to be consistent with revised federal standards. The wetland scoring system is the most evident change to the regulations. Staff also received guidance from Ecology (Exhibit 2), which was specific to the county's unified development code update. The critical area regulations within the county's development code are substantially similar (not identical) to the provisions within the SMP. The amendments that were adopted with Ordinance 2014-12-05, are similar to the amendments that are proposed for the limited SMP amendment, however the process of amending the SMP differs from amending the unified development code. Ecology must ultimately approve the amendments to the SMP; after the county's final decision is rendered per RCW90.58.090 of the Shoreline Management Act (SMA). Washington Administrative Codes (WAC) Section 173.26.100, describes the process, and subsection 201, requires that the county provide evidence that the amendments will result in no net loss of ecological functions. The state code is in italics below.

WAC 173.26.201(c) *"Limited master program amendments may be approved by the department provided the department concludes:*

(i) The amendment is necessary to:

(A) Comply with state and federal laws and implementing rules applicable to shorelines of the state within the local government jurisdiction;

(B) Include a newly annexed shoreline of the state within the local government jurisdiction;

(C) Address the results of the periodic master program review required by RCW 90.58.080(4), following a comprehensive master program update;

(D) Improve consistency with the act's goals and policies and its implementing rules; or

(E) Correct errors or omissions.

Findings: The limited amendments to the SMP, Exhibit 2, are intended to comply with state and federal laws, per "A" above. The county has not annexed new shorelines per "B", and the county is not reviewing the master program for a comprehensive master program update, per "C". It is consistent with the SMA goals and policies per "D", and will correct errors, per "E". Scrivener's errors include adding ordinance numbers to 40.460.530 B (1) thru B (5).

(ii) The local government is not currently conducting a comprehensive shoreline master program update designed to meet the requirements of RCW 90.58.080, unless the limited amendment is vital to the public interest;

Findings: The county is not conducting a comprehensive shoreline master program update.

(iii) The proposed amendment will not foster uncoordinated and piecemeal development of the state's shorelines;

Finding: The limited amendment to the SMP, Exhibit 2, will avoid inconsistencies with development standards.

(iv) The amendment is consistent with all applicable policies and standards of the act;

Findings: The limited amendments to the SMP will be consistent with the policies and standards of state and federal regulations.

(v) All procedural rule requirements for public notice and consultation have been satisfied;

Findings: A public notice was sent and will be published on August 12, 2015, prior to the public hearing on August 20, 2015. A public notice will be sent and published for the Board of Clark County Councilor's hearing in September. A 60-day notice was sent to the Department of Commerce on July 31, 2015. The county issued a SEPA DNS on August 4, 2015, and distributed it to the applicable agencies. Email notification sent to Shoreline Stakeholder Advisory Committee Members from the 2012 SMP update, and interested parties; updated August 2015.

(vi) Master program guidelines analytical requirements and substantive standards have been satisfied, where they reasonably apply to the limited amendment. All master program amendments must demonstrate that the amendment will not result in a net loss of shoreline ecological functions."

Findings: The limited amendment will be consistent with the changes required by state mandate, and no local ecological analysis has been conducted.

PROPOSED ACTION:

The proposal is for the Planning Commission to adopt the limited amendment to the Shoreline Master Program.

RECOMMENDATION

Based upon the information and the findings presented in this report and in the supporting documents, staff recommends that the Planning Commission forward to the Board of Clark County Councilors a recommendation of **APPROVAL** of the limited amendment to the SMP.

Attachments: Exhibit 1: 40.460 text changes
Exhibit 2: Ordinance 2014-12-05

40.460.170 Relationship to other plans and regulations

F. The Clark County Critical Area Ordinances (CAO) are adopted into the master program by reference, except that those provisions inconsistent with the Shoreline Management Act and implementing Washington Administrative Code chapters shall not apply in shoreline jurisdiction. The applicable CAO is the version listed in CCC 40.460.530. Any amendments to the CAO shall be incorporated through an amendment to the master program that is approved by the Department of Ecology pursuant to WAC 173-26-191(2)(b).

40.460.230 Exemptions from a Shoreline Substantial Development Permit

B. List of Exemptions.

2.

Normal maintenance or repair of existing legally established structures or developments, including damage by accident, fire, or elements. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location, and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment. The replacement of demolished existing single-family residences and appurtenances is not considered normal maintenance and repair.

16. a. A public or private project that is designed to improve fish or wildlife habitat or fish passage when all of the following apply:

1 a. The project has been approved by WDFW;

2 b. The project has received hydraulic project approval (HPA) by WDFW pursuant to Chapter 77.55 RCW; and

3 e. Clark County has determined that the project is substantially consistent with the local Shoreline Master Program. Clark County shall make such determination in a timely manner and provide it by letter to the applicant.

b. Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with local shoreline master programs as required by 16(a) (3) above.

40.460.520 Archaeological, Cultural, and Historic Resources

A. When a shoreline use or development is in an area known or likely to contain archaeological artifacts and data based on the state's ~~Clark County's~~ predictive model, the applicant shall provide for a site inspection and evaluation by a professional archaeologist prior to issuance of any shoreline permit or approval. Work may not begin until the inspection and evaluation have been completed and the county has issued its permit or approval.

- B. If any item of possible archaeological interest (including human skeletal remains) is discovered on site, all work shall immediately stop, and the county, State Department of Archaeology and Historic Preservation (DAHP), and affected Native American tribe(s) shall be notified of the discovery. A stop-work order will be issued. The shoreline permit will be temporarily suspended. All applicable state and federal permits shall be secured obtained as a condition of resumption of development activities. Development activities may resume only upon the applicant's receipt of county approval.

40.460.530 Critical Areas Protection

B. Applicable Critical Areas.

For purposes of this Program, the following critical areas will be protected under this Program: An amendment to these regulations will apply in shoreline jurisdiction only if it is adopted as an SMP limited amendment:

1. Critical aquifer recharge areas, defined in Chapter 40.410 as adopted by Ordinance 2005-04-15, dated April 26, 2005; Ordinance 2009-03-02;
2. Flood hazard areas, defined in Chapter 40.420 as adopted by Ordinance 2012-07-15, dated July 24, 2012;
3. Geologic hazard areas, defined in Chapter 40.430 as adopted by Ordinance 2005-04-15, dated April 26, 2005; Ordinance 2006-09-13; Ordinance 2009-01-01; Ordinance 2012-02-03; and Ordinance 2012-07-16;
4. Habitat conservation areas, defined in Chapter 40.440 as adopted by Ordinance 2006-08-03, dated August 1, 2006; Ordinance 2012-07-16; and Ordinance 2014-12-05; and
5. Wetlands, defined in Chapter 40.450 as adopted by Ordinance 2006-05-27, dated May 26, 2006; Ordinance 2012-07-03; Ordinance 2012-07-16; and Ordinance 2014-12-05.

C. Critical Aquifer Recharge Areas.

1. General Provisions. Chapter 40.410, Critical Aquifer Recharge Areas, Ordinance 2005-04-15, dated April 26, 2005; and Ordinance 2009-03-02, is hereby adopted in whole as part of this Program.

F. Habitat Conservation Areas.

1. General Provisions.

- a. Designated habitat areas are those defined in Section 40.100.070 and those described below:

- (1) Water bodies defined as waters of the state (RCW 90.48.020), including waters, bed, and bank;

- (2) DNR Classification System Type S, F, Np, and Ns water bodies as defined and mapped based on WAC 222-16-030 (Forest Practices Rules);
- (3) Riparian Priority Habitat Areas. Areas extending landward on each side of the stream or water body from the ordinary high water mark to the edge of the one hundred (100) year floodplain, or the following distances, if greater:
 - (a) DNR Type S waters, two hundred fifty (250) feet;
 - (b) DNR Type F waters, two hundred (200) feet;
 - (c) DNR Type Np waters, one hundred (100) feet; and
 - (d) DNR Type Ns waters, seventy-five (75) feet;
- (4) Other Priority Habitats and Species (PHS) Areas. Areas identified by and consistent with WDFW priority habitats and species criteria, including areas within one thousand (1,000) feet of individual species point sites. The county shall defer to WDFW in regards to classification, mapping and interpretation of priority habitat species.

~~b. The above habitat areas are mapped on a countywide basis in the adopted "Priority Habitats and Species Map." Maps are on file with Clark County Environmental Services, except that maps of individual locations of sensitive, threatened, or endangered wildlife species are maintained separately to protect sensitive species.~~

G. Wetlands.

3. Standards.

a. Stormwater Facilities.

- (1) Stormwater dispersion practices and facilities that comply with the standards of Chapter ~~40.385~~ 40.386 shall be allowed in all wetland buffers where no net loss of shoreline ecological functions can be demonstrated. Stormwater outfalls for dispersion facilities shall comply with the standards in Section ~~40.460.530~~(G)(3)(b).
- (2) Other stormwater facilities are only allowed in buffers of wetlands with low habitat function (less than ~~twenty five~~ 20 ~~5~~) points on the habitat section of the rating system form) per Section ~~40.450.040~~(C)(4)(b).

h. Wetland mitigation shall be required in accordance with the wetland mitigation standards in this section for the following indirect wetland impacts:

- (3) Unavoidable loss of wetland function due to stormwater discharges that do not meet the wetland protection standards in Chapter ~~40.385~~ 40.386.

40.460.560 Site Planning and Development

A. General.

2. Impervious surfaces shall be minimized to the extent feasible as specified in Chapter ~~40.385~~ 40.386. Low impact development techniques shall be utilized where feasible to minimize increases to stormwater runoff.

40.460.590 Water Quality and Quantity

B. All shoreline development shall comply with the applicable requirements of Chapters 13.26A, Water Quality, ~~40.385~~ 40.386, Stormwater and Erosion Control, and 40.410, Critical Aquifer Recharge Areas.

C. Best management practices (BMPs) for control of erosion and sedimentation (Chapter ~~40.385~~ 40.386) and for meeting water quality standards (Chapter 13.26A) shall be implemented for all shoreline development.

40.460.630 Use-Specific Development Regulations

F. Industrial Uses.

2. Log Storage.

g. Nonaquatic log storage areas shall meet the following requirements:

- (2) Stormwater shall be managed consistent with Chapters 13.26A and ~~40.385~~ 40.386; and

J. Recreational Uses.

11. Golf course water hazards and stormwater drainage basins shall be managed:

- b. Consistent with Chapters 13.26A and ~~40.385~~ 40.386.

N. Utility Uses.

6. Stormwater control facilities, limited to detention/retention/treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the stormwater facilities are designed to mimic and resemble natural wetlands, ponds, or closed depressions, and meet applicable water quality requirements of Chapter ~~40.385~~ 40.386.

40.460.630 Use-Specific Development Regulations

K.

13. Legally established existing residential structures and appurtenances located landward of the OHWM and outside the floodway that do not meet the standards of this Program are considered to be conforming, except that existing residential structures either demolished or damaged by more than sixty percent (60%) of the replacement

cost by fire, flood, explosion, or natural disaster are no longer considered conforming. A one - (1) time expansion is allowed, as follows:

- a. The expansion is no more than twenty-five percent (25%) of the habitable floor area of the existing residence;
- b. The expansion does not exceed the allowed height limit;
- c. The expansion is no further waterward of than the existing structure; and
- d. The applicant demonstrates ~~through a letter of exemption~~ that the expansion will result in no net loss of shoreline ecological functions.

New appurtenances shall meet the setback requirements of this Program.

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT/DIVISION: Environmental Services / Resource Enhancement & Permitting
DATE: December 9, 2014
REQUEST: Adopt the ordinance containing updates to the Habitat Conservation and Wetland Protection Ordinances, Chapters 40.440 and 40.450 of the Clark County Code.

CHECK ONE: Consent Hearing Chief Administrative Officer

BACKGROUND: On October 1, 2014 at a Board of Clark County (BOCC) work session, Environmental Services presented several proposed code changes to the Wetland Protection and Habitat Conservation Ordinances (CCC 40.450 & CCC 40.440). Proposed changes to the Wetland Protection Ordinance (CCC 40.450) are being driven by changes the Washington Department of Ecology has made to the Washington State Wetland Rating System. Additional changes to the Habitat Conservation Ordinance are being requested to help improve customer service and flexibility in issuance of permits.

The proposed code changes were presented to the Clark County Planning Commission on November 6, 2014 as part of a work session. No substantial discussion was had on the matter at the work session. On November 20, 2014 a Planning Commission public hearing was held and the commission formally recommended approval of the proposed code changes to the BOCC at that time.

COMMUNITY OUTREACH: Clark County Environmental Services provided the proposed code changes to the State Department of Commerce on October 6, 2014 for a 60-day review as required by RCW 36.70A.106. The 60-day comment period closed on December 5, 2014. A SEPA Determination of Non-significance was published in the local newspaper of record on November 5, 2014, distributed to more than 150 governmental agencies, community groups, and other interested parties, and published on the Clark County Environmental Services website. No comments on the proposed code changes were received. Public Notices were also published in the local newspaper of record for the Planning Commission hearing and for the Board of Clark County Commissioners public hearing.

BUDGET AND POLICY IMPLICATIONS: These proposed code changes will not have a measurable fiscal impact on the county. Changes made to the Wetland Protection Ordinance may result in a slight workload increase. The increased workload is impossible to estimate until the new wetland rating system is put in effect and used for a period of time. Changes made to the Habitat Conservation Ordinance will likely result in a minor decrease in fee revenue, but will be balanced by a slight reduction in workload.

The proposed code changes will result in minor policy modifications by allowing for an expedited permit issuance process, increasing the flexibility of an existing habitat code exemption, and making up to date fish and wildlife habitat data more easily accessible to the general public. Changes to the Wetland Protection Ordinance do not constitute a policy change, because the Growth Management Act requires the county to remain consistent with best available science.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

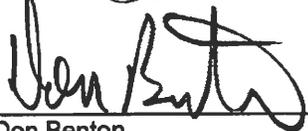
ACTION REQUESTED: Adopt the ordinance containing updates to the Habitat Conservation and Wetland Protection and Ordinances, Chapters 40.440 and 40.450 of the Clark County Code.

DISTRIBUTION: Please return the approved staff report to Environmental Services Administration.





Kevin Tyler
Division Manager



Don Benton
Environmental Services Director

APPROVED: Dec. 9, 2014
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

KT/KT

Attachments: Draft Ordinance; Planning Commission Recommendation; SEPA Determination of Non-significance.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

August 4, 2015

Gary Albrecht
Land Use Planner
Clark County
Post Office Box 5000
Vancouver, Washington 98666-5000

Dear Mr. Albrecht:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of Clark - The proposed amendment would add text to clarify normal maintenance in the list of exemptions, regulate replacement of non-conforming residential structures that are damaged or destroyed, and clarify SMP text to improve implementation. Proposed amendment would also add adopted wetlands ordinance changes (Ord 2014-12-05) to 40.460.530, and update ordinance numbers in this code, which were scrivener's errors. These materials were received on July 31, 2015 and processed with the Material ID # 21488.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than September 29, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services

ORDINANCE No. 2014-12-05

An ordinance relating to wetland protection and habitat conservation; amending Chapters 40.440, 40.450, and 6.110A of the Clark County Code; and providing for an effective date.

WHEREAS, the Washington Department of Ecology recently revised the Washington State Wetland Rating System, and as required by the Growth Management Act, Clark County shall keep its critical areas ordinances consistent with best available science; and

WHEREAS, the Department of Environmental Services is committed to providing excellent customer service and has identified opportunities to improve the flexibility of providing that service by offering expedited permitting, improved habitat mapping, and revised exemption criteria, and

WHEREAS, the required sixty day notification of intent to adopt this set of code amendments was received by the Department of Commerce on October 7, 2014; and

WHEREAS, a SEPA Determination of Non-significance was published on November 5, 2014, and no comments were received; and

WHEREAS, legal notice of the Clark County Planning Commission public hearing was published on November 5, 2014; and

WHEREAS, the Planning Commission took public testimony on November 20, 2014, and developed their recommendation of approval to the Board of Commissioners; and

WHEREAS, legal notice of the Board of County Commissioner's public hearing was published on November 19, 2014; and

WHEREAS, on December 9, 2014, the Board of County Commissioners took public testimony on the Planning Commission recommendation; and

WHEREAS, the Board of County Commissioners finds these amendments in the public interest; now, therefore,

BE IT HEREBY ORDERED, RESOLVED AND DECREED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, AS FOLLOWS:

Section 1. Amendatory. Those portions of Section 30 of Ordinance 1997-12-46, as most recently amended by Section 1, Exhibit 1 of Ordinance 2012-02-03, and codified as CCC 6.110.040, are each hereby amended as follows:

6.110A.040 Environmental services review fees

Fees for review activities included in Table 6.110A.040 shall be collected prior to processing the application.

Table 6.110A.040 Preliminary/Final Environmental Review Fees

Section	Activity	Fee	Issuance Fee
1	Environmental Services Fees ^{1, 9, 10, 12}		
A	AG Management Plan		
	Habitat agriculture plan	Free	N/A
B	Applicant Initiated Hold/Open Record for Hearing ²		
	Any critical area case type	\$174	N/A
C	Appeals to Hearing Examiner		
I	Appeals of an environmental permit decision ⁴ or appeals of community development or public works cases where the appeal could affect critical area permits or have environmental impacts.	\$200	\$94
II	Reconsideration by hearings examiner	Reimburse county at hourly rate of examiner	\$94
D	Building Permit Applicability <u>Review</u> (not including site visit)		
	Office review for forest/habitat/wetland ordinance applicability <u>and expedited habitat permits</u> . ³	\$135	N/A

Section 2. Amendatory. Those portions of Section 1 of Ordinance 1997-05-30 most recently amended by Section 1, Exhibit A of Ordinance 2006-08-03 and codified as CCC 40.440.010, are each hereby amended as follows:

40.440.010 Introduction

C. Habitat Areas Covered by This Chapter.

1. Categories. This chapter shall apply to nonexempt activities as defined in Table 40.440.010-1 that are proposed within the following habitat areas:
 - a. Riparian Priority Habitat. Areas extending outward on each side of the stream (as defined in Section 40.100.070, Definitions) from the ordinary high water mark to the edge of the one hundred (100) year floodplain, or the following distances, if greater:

- (1) DNR Type S waters, two hundred fifty (250) feet;
- (2) DNR Type F waters, two hundred (200) feet;
- (3) DNR Type Np waters, one hundred (100) feet;
- (4) DNR Type Ns waters, seventy-five (75) feet.

Water types are defined and mapped based on WAC 222-16-030, (Forest Practices Rules). Type S streams include shorelines of the state and have flows averaging twenty (20) or more cubic feet per second; Type F streams are those that are not Type S but still provide fish habitat; and Type N streams do not have fish habitat and are either perennial (Np) or seasonal (Ns). All streams are those areas where surface waters flow sufficiently to produce a defined channel or bed as indicated by hydraulically sorted sediments or the removal of vegetative litter or loosely rooted vegetation by the action of moving water. Ns streams must connect to another stream above ground. Seasonal or intermittent streams are surface streams with no measurable flow during thirty (30) consecutive days in a normal water year.

- b. Other Priority Habitats and Species. (PHS). Areas identified by and consistent with WDFW priority habitats and species criteria, including areas within one thousand (1,000) feet of individual species point sites. The county shall defer to WDFW in regards to classification, mapping and interpretation of priority habitat species.
- c. Locally Important Habitats and Species. Areas legislatively designated and mapped by the county because of unusual or unique habitat warranting protection because of qualitative species diversity or habitat system health indicators. This subsection shall not apply to areas which have not been designated on official mapping. The criteria for mapping of these areas are that they possess unusual or unique habitat warranting protection because of qualitative species diversity or habitat system health indicators. Recommendations for mapping areas meeting these criteria may be submitted by any person or group, and shall be reviewed annually by the county in conjunction with the plan amendments docket process as specified by Section 40.560.030 (Amendments Docket). Notice of any such recommendations deemed to merit formal consideration shall be provided to impacted property owners pursuant to Section 40.510.030(E)(3) (Type III Process). Such recommendations will not be reviewed as part of individual development requests.

2. Mapping.

- ~~a. The above habitat areas are mapped on a countywide basis in the adopted "Priority Habitats and Species Map." Maps are on file in the department and are available for public viewing and circulation. Further distribution of mapped information and notification to potentially impacted property owners will be completed as indicated in Sections 40.440.020(D)(1) and (E)(1).~~

~~b. Maps of individual locations of sensitive, threatened, or endangered wildlife species are maintained separately. Under law, this information is not available for widespread public distribution unless authorized by WDFW. However, property owners may obtain all existing information for their properties upon request.~~

~~c. Official maps shall be updated by the county as warranted by new information using the annual review process.~~

23. Best Available Science. Definitions and maps of habitat areas are based on best available science, as defined in WAC 365-195-905 (Criteria for determining which information is the "best available science") and described in the following documents:

- a. 1999 Washington Department of Fish and Wildlife Priority Habitats and Species List;
- b. 1997 Management Recommendations for Washington's Priority Habitats;
- c. The list of best available science references as maintained by the responsible official; and
- d. Associated GIS data files maintained by Clark County Department of Assessment and GIS.

Best available scientific data supporting this chapter may be updated and/or re-evaluated as part of future Title 40 (Unified Development Code) amendments.

34. Determining Site-Specific Applicability. In the event of inconsistencies, official habitat area definitions shall prevail over countywide maps in determining applicability of this chapter. The county shall follow the recommendations of WDFW in the interpretation of site-specific conditions as they relate to the definition of priority habitat and species.

D. Activities Reviewed Under This Chapter.

This chapter applies to activities within designated priority and locally important habitat areas as described in Table 40.440.010-1.

Table 40.440.010-1. Exempt and Reviewed Activities		
Proposal	Is a clearing review required?	Are any additional fees or review timelines required?
Land division or lot reconfiguration entirely outside habitat areas, except as subject to Section <u>40.440.010(B)(3)</u>	No. Exempt	Fees pursuant to Chapter <u>6.110A</u>
Land division or lot reconfiguration containing habitat areas, except as subject to Section <u>40.440.010(B)(3)</u>	Exempt if impacted lots establish building and clearing envelopes	Fees pursuant to Chapter <u>6.110A</u> . Adjustment to allow smaller lots necessary for

	outside of habitat	critical lands protection can be provided without additional fees if consistent with overall zoning density as per Section <u>40.440.020(C)(1)</u>
Any activities on lots not in habitat areas, except as subject to Section <u>40.440.010(B)(3)</u>	Exempt	None
Any activities on portions of lots not containing habitat areas, except as subject to Section <u>40.440.010(B)(3)</u>	Exempt	None
<u>Remodeling, or replacement of, or additions to, not to exceed the 1997 footprint, of existing homes and associated appurtenances buildings that expand the original footprint by no more than 900 sq. ft. within the outer 50% of the Riparian habitat area and do not require clearing of native trees or shrubs inside habitat areas.</u>	Exempt	None
Maintenance of existing yards and landscaping in habitat areas	Exempt	None
Forest practices in habitat areas that are regulated by the Washington Department of Natural Resources under the Forest Practices Rules or regulated under Clark County Code Section <u>40.260.080</u> , Forest Practices, except conversions or conversion option harvest plans (COHPs)	Exempt	None
Emergency clearing to abate immediate danger to persons or property. For emergency clearing of hazard trees, remove only that portion of a hazard tree as is minimally necessary to remediate the hazard. Cut wood should be left in the habitat area	Exempt	None
Clearing necessary for the emergency repair of utility or public facilities; provided, that notification of emergency work that causes substantial degradation to functions and values is reported in a timely	Exempt	None

manner		
Clearing for operation, maintenance or repair of existing utilities or public facilities that does not further increase the impact to, or encroach further within the habitat area	Exempt	None
Clearing of defined nuisance vegetation in habitat areas which utilizes methods that minimize disturbance of soils and non-nuisance vegetation. Replanting with native vegetation should be pursued to prevent re-infestation.	Exempt	None
Clearing as minimally necessary for placement of fencing, private wells, septic systems or individual lot sewer, water, electrical or utility connections in habitat areas, where practical alternatives do not exist	Exempt	None
Clearing as minimally necessary for stream bank restoration, for native replanting or enhancements in habitat areas	Exempt	None
Clearing as minimally necessary for routine road maintenance activities in habitat areas consistent with Regional Road Maintenance ESA Program Guidelines	Exempt	None
Clearing as minimally necessary for soil, water, vegetation or resource conservation projects having received an environmental permit from a public agency in habitat areas	Exempt	None
Clearing as minimally necessary for creating a 4-foot or narrower path using natural, wood-based, or vegetated pervious surfacing in habitat areas	Exempt	None
Clearing as minimally necessary for surveying or testing in habitat areas	Exempt	None
Clearing or development in riparian habitat areas which is at least one hundred (100) feet from the waterline and separated by a continuous public or private roadway serving	Exempt	None

three (3) or more lots		
Non-development clearing activities in habitat areas consistent with a recorded stewardship plan for which any mitigation specified in the plan is timely completed	Exempt	None
Existing agricultural uses within non-riparian habitat areas	Exempt	None
Existing agricultural uses within riparian habitat areas	Reviewed under Section 40.440.040(B)(1)(b)	None
New home or other construction in habitat areas	Review required	No additional timelines. Applicable review (building permit, etc.) must comply with ordinance standards. Fees pursuant to Title 6
All other vegetation clearing in habitat areas	Review required	Fees pursuant to Title 6. Applicable review, if any, must comply with ordinance standards. If no other review involved, clearing request will be reviewed administratively

Section 3. Amendatory. Those portions of Section 1 of Ordinance 1992-02-03 as most recently amended by Section 1, Exhibit A of Ordinance 2006-05-27 and codified as CCC 40.450.020, are each hereby amended as follows:

40.450.020 Rating Systems

B. Wetland Rating System.

Wetlands shall be rated according to the Washington State Department of Ecology wetland rating system found in the Washington State Wetland Rating System for Western Washington (Ecology Publication #04-06-025, August 2004). The rating system document contains the definitions and methods for determining if the criteria below are met:

1. Wetland Rating Categories.

a. Category I. Category I wetlands are:

- (1) Wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as having high high-quality wetlands conservation value;
- (2) ~~Bogs larger than one-half (1/2) acre;~~
- (3) Mature and old growth forested wetlands, as defined by WDFW priority habitat and species provisions, larger than one (1) acre; or
- (4) Wetlands that ~~perform many function at high levels well~~, as characterized by a wetland score of ~~seventythree (7023)~~ or greater on the rating form.

Category I wetlands represent a unique or rare wetland type, are more sensitive to disturbance than most wetlands, are relatively undisturbed and contain some ecological attributes that are impossible to replace within a human lifetime, or provide a very high level of functions.

b. Category II. Category II wetlands are:

- (1) ~~A wetland identified by the Washington State Department of Natural Resources as containing "sensitive" plant species;~~
- (2) ~~A bog between one-quarter (1/4) and one-half (1/2) acre in size; or~~
- (3) Wetlands that perform with a moderately high level of functions well, as characterized by a wetland score of ~~fiftyone (5120)~~ through sixty-nine (6922) on the rating form.

Category II wetlands are difficult, though not impossible, to replace, and provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but they still need a relatively high level of protection.

- c. Category III. Category III wetlands are wetlands with a moderate level of functions, as characterized by a score of ~~thirtysixteen (3016)~~ fiftynineteen (5019) on the rating form. Generally, wetlands in this category have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.
- d. Category IV. Category IV wetlands have the lowest levels of functions and are often heavily disturbed. They are characterized by a score of less than ~~thirtysixteen (3016)~~ on the rating form. These are wetlands that should be replaceable, and in some cases may be improved. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be also need to be protected ~~to some degree~~.

2. Date of Wetland Rating. Wetland rating categories shall be applied as the wetland exists on the date of adoption of the rating system by the local government, as the wetland naturally changes thereafter, or as the wetland

changes in accordance with permitted activities. Wetland rating categories shall not change due to illegal modifications.

Section 4. Amendatory. Those portions of Section 1 of Ordinance 1992-02-03 as most recently amended by Section 13 of Ordinance 2012-07-03 and codified as CCC 40.450.030(E), are each hereby amended as follows:

40.450.030 Standards

E. Buffers. Wetland buffer widths shall be determined by the responsible official in accordance with the standards below:

1. All buffers shall be measured horizontally outward from the delineated wetland boundary or, in the case of a stream with no adjacent wetlands, the ordinary high water mark as surveyed in the field.
2. Buffer widths are established by comparing the wetland rating category and the intensity of land uses proposed on development sites per Tables 40.450.030-2, 40.450.030-3, 40.450.030-4 and 40.450.030-5. For Category IV wetlands, the required water quality buffers, per Table 40.450.030-2, are adequate to protect habitat functions.

Table 40.450.030-2. Buffers Required to Protect Water Quality Functions			
Wetland Rating	Low Intensity Use	Moderate Intensity Use	High Intensity Use
Category I	50 ft.	75 ft.	100 ft.
Category II	50 ft.	75 ft.	100 ft.
Category III	40 ft.	60 ft.	80 ft.
Category IV	25 ft.	40 ft.	50 ft.

Table 40.450.030-3. Buffers Required to Protect Habitat Functions in Category I and II			
Wetlands			
Habitat Score in the Rating Form	Low Intensity Use	Moderate Intensity Use	High Intensity Use
194 points or less	See Table 40.450.030-2	See Table 40.450.030-2	See Table 40.450.030-2
20—235 points	670 ft.	9105 ft.	1240 ft.
24—276 points	90 ft.	1305 ft.	180 ft.
28—307 points	1310 ft.	1965 ft.	2620 ft.
318 points or greater	1530 ft.	22195 ft.	30260 ft.
<u>9 Points</u>	<u>150 ft.</u>	<u>225 ft.</u>	<u>300 ft.</u>

Table 40.450.030-4. Buffers Required to Protect Habitat Functions in Category III			
Wetlands			
Habitat Score in the Rating Form	Low Intensity Use	Moderate Intensity Use	High Intensity Use
194 points or less	See Table 40.450.030-2	See Table 40.450.030-2	See Table 40.450.030-2
20—235 points	60 ft.	90 ft.	120 ft.
246 points or greater	765 ft.	11100 ft.	1535 ft.
<u>7 Points</u>	<u>75 ft.</u>	<u>110 ft.</u>	<u>150 ft.</u>

Table 40.450.030-5. Land Use Intensity Matrix¹

	Parks and Recreation	Streets and Roads	Stormwater Facilities	Utilities	Commercial /Industrial	Residential²
Low	Natural fields and grass areas, viewing areas, split rail fencing	NA	Outfalls, spreaders, constructed wetlands, bioswales, vegetated detention basins, overflows	Underground and overhead utility lines, manholes, power poles (without footings)	NA	Density at or lower than 1 unit per 5 acres
Moderate	Impervious trails, engineered fields, fairways	Residential driveways and access roads	Wet ponds	Maintenance access roads	NA	Density between 1 unit per acre and higher than 1 unit per 5 acres

Table 40.450.030-5. Land Use Intensity Matrix¹

High	Greens, tees, structures, parking, lighting, concrete or gravel pads, security fencing	Public and private streets, security fencing, retaining walls	Maintenance access roads, retaining walls, vaults, infiltration basins, sedimentation fore bays and structures, security fencing	Paved or concrete surfaces, structures, facilities, pump stations, towers, vaults, security fencing, etc.	All site development	Density higher than 1 unit per acre
-------------	--	---	--	---	----------------------	-------------------------------------

¹The responsible official shall determine the intensity categories applicable to proposals should characteristics not be specifically listed in Table 40.450.030-5.

²Measured as density averaged over a site, not individual lot sizes.

3. In urban plats and subdivisions, wetlands and wetland buffers shall be placed within a nonbuildable tract with the following exceptions:
 - a. Creation of a nonbuildable tract would result in violation of minimum lot depth standards; or
 - b. The responsible official determines a tract is impractical.
 - c. Where the responsible official determines the exceptions in Section 40.450.030(E)(3)(a) or (b) apply, residential lots may extend into wetlands and wetland buffers; provided, that all the requirements of Section 40.450.030(F) are met.

4. Adjusted Buffer Width.
 - a. Adjustments Authorized by Wetland Permits. Adjustments to the required buffer width are authorized by Section 40.450.040(D) upon issuance of a wetland permit.

b. **Functionally Isolated Buffer Areas.** Areas which are functionally separated from a wetland and do not protect the wetland from adverse impacts shall be treated as follows:

(1) Pre-existing roads, structures, or vertical separation shall be excluded from buffers otherwise required by this chapter;

(2) Distinct portions of wetlands with reduced habitat functions that are components of wetlands with an overall habitat rating score greater than ~~twenty (20)~~ four (4) points shall not be subject to the habitat function buffers designated in Tables 40.450.030-3 and 40.450.030-4 if all of the following criteria are met:

(a) The area of reduced habitat function is at least one (1) acre in size;

(b) The area supports less than five (5) native plant species and does not contain special habitat features listed in Section H1.5 of the rating form;

(c) The area of reduced habitat function has low or no interspersions of habitats as defined in Section H1.4 of the rating form;

(d) The area does not meet any WDFW priority habitat or species criteria; and

(e) The required habitat function buffer is provided for all portions of the wetland that do not have reduced habitat function.

c. **Maximum Buffer Area.** Except for streams, buffers shall be reduced as necessary so that total buffer area (on- and off-site) does not exceed two (2) times the total wetland area (on- and off-site); provided, the minimum buffer width at any point shall not be less than the water quality buffer widths for low intensity uses contained in Table 40.450.030-2.

Section 5. Amendatory. Those portions of Section 1 of Ordinance 1992-02-03 as most recently amended by Section 4, Exhibit 3 of Ordinance 2009-01-01 and codified as CCC 40.450.040, are each hereby amended as follows:

40.450.040 Wetland Permits

C. **Buffer Standards and Authorized Activities.** The following additional standards apply for regulated activities in a wetland buffer:

1. **Reduced Width Based on Modification of Land Use Intensity.** The required buffer width shall be decreased if design techniques are used that reduce the land use

intensity category delineated in Table 40.450.030-5. Eligible design measures include the following:

- a. **General Site Design Measures.** High intensity buffers may be reduced to moderate intensity buffers if all of the following mitigation measures are applied to the greatest extent practicable:
 - (1) **Buffer Enhancement.** Improve the function of the buffer such that buffer areas with reduced function can function properly. This could include the removal and management of noxious weeds and/or invasive vegetation or specific measures to improve hydrologic or habitat function.
 - (2) **Shielding of High Intensity Uses.**
 - (a) **Lights.** Direct all lights away from wetlands;
 - (b) **Noise.** Locate activity that generates noise away from wetlands;
 - (c) **Pets and Human Disturbance.** Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the eco-region; place wetland and its buffer in a separate tract.
 - (3) **Surface Water Management.**
 - (a) **Existing Runoff.** Retrofit stormwater detention and treatment for roads and existing development to the extent determined proportional by the responsible official, and disperse direct discharge of channelized flows from lawns and landscaping;
 - (b) **Change in Water Regime.** Infiltrate and/or disperse stormwater runoff from impervious surfaces and drainage from lawns and landscaping treated in accordance with Chapter 40.385 of the Clark County Code into the buffer at multiple locations.
- b. **Low Impact Development Design.** High intensity buffers may be reduced to moderate or low intensity buffers under the following circumstances:
 - (1) **Limiting stormwater runoff volumes to avoid impacts to receiving waters and wetlands adjacent to the site.**
 - (a) **Reduction to moderate intensity buffers, by:**
 - (i) Meeting the standards for full dispersion in Chapter 40.385 over seventy-five percent (75%) of the site; or
 - (ii) Infiltration of fifty percent (50%) of the stormwater runoff from the site; or
 - (iii) Using low impact development BMPs pursuant to Chapter 40.385 to reduce stormwater runoff volume generated from the site to at

least fifty percent (50%) the runoff volume generated by using standard collection and treatment BMPs.

(b) Reduction to low intensity buffers, by:

- (i) Meeting the standards for full dispersion in Chapter 40.385 for the entire site; or
- (ii) Infiltration of all stormwater runoff from the site; or
- (iii) Using low impact development BMPs pursuant to Chapter 40.385 to match the pre-development stormwater runoff volume from the site.

(2) Enhanced Stormwater Management. Reduction of high land use intensity buffer to moderate land use intensity buffer for implementation of stormwater treatment measures that exceed the standards of Chapter 40.385. This could include measures such as pre-treatment or tertiary treatment of runoff and limiting discharge from the site to pre-development runoff flow and volume.

c. Habitat Corridors. Establishment of a minimum one hundred (100) feet wide functioning or enhanced vegetated corridor between the wetland and any other priority habitat areas as defined by the Washington State Department of Fish and Wildlife reduces a high land use intensity buffer to a moderate land use intensity buffer provided both of the following conditions are met:

(1) Applies only to wetlands with habitat function scores higher than ~~twenty~~ four (4) on the rating system form;

(2) The habitat corridor must be protected for the entire distance between the wetland and the priority habitat area by some type of permanent legal protection such as a covenant or easement.

d. The responsible official may determine that proposed measures, other than those specifically listed in Section 40.450.040(C)(1)(a) through (c), will effectively reduce land use intensity and protect or enhance and values of wetlands and, therefore, allow buffer modifications where appropriate.

2. Minimum Buffer. In the case of buffer averaging and buffer reduction via Section 40.450.040(C)(1), the minimum buffer width at its narrowest point shall not be less than the low intensity land use water quality buffer widths contained in Table 40.450.030-2.

3. Buffer Averaging. The boundary of the buffer zone may be modified by averaging buffer widths. If buffer averaging is used, the following conditions must be met:

a. A maximum of twenty-five percent (25%) of the total required buffer area on the site (after all reductions are applied) may be averaged; and

- b. The total area contained in the buffer, after averaging, shall be at least functionally equivalent and equal in size to the area contained within the buffer prior to averaging.

4. Stormwater Facilities.

- a. Dispersion Facilities. Stormwater dispersion facilities that comply with the standards of Chapter 40.385 shall be allowed in all wetland buffers. Stormwater outfalls for dispersion facilities shall comply with the standards in subsection (b) below. Enhancement of wetland buffer vegetation to meet dispersion requirements may also be considered as buffer enhancement for the purpose of meeting the buffer averaging or buffer reduction standards in this section.
- b. Other stormwater facilities are only allowed in buffers of wetlands with low habitat function (less than ~~twenty (20)~~ five (5) points on the habitat section of the rating system form); provided, the facilities shall be built on the outer edge of the buffer and not degrade the existing buffer function and are designed to blend with the natural landscape. Unless determined otherwise by the responsible official, the following activities shall be considered to degrade a wetland buffer when they are associated with the construction of a stormwater facility:
 - (1) Removal of trees greater than four (4) inches diameter at four and one-half (4-1/2) feet above the ground or greater than twenty (20) feet in height;
 - (2) Disturbance of plant species that are listed as rare, threatened or endangered by the county or any state or federal management agency;
 - (3) The construction of concrete structures other than manholes, inlets, and outlets that are exposed above the normal water surface elevation of the facility;
 - (4) The construction of maintenance and access roads;
 - (5) Slope grading steeper than four to one (4:1) horizontal to vertical above the normal water surface elevation of the stormwater facility;
 - (6) The construction of pre-treatment facilities such as fore bays, sediment traps, and pollution control manholes;
 - (7) The construction of trench drain collection and conveyance facilities;
 - (8) The placement of fencing; and
 - (9) The placement of rock and/or riprap, except for the construction of flow spreaders, or the protection of pipe outfalls and overflow spillways; provided, that buffer functions for areas covered in rock and/or riprap are replaced.

5. **Road and Utility Crossings.** Crossing buffers with new roads and utilities is allowed provided all the following conditions are met:
 - a. Buffer functions, as they pertain to protection of the adjacent wetland and its functions, are replaced; and
 - b. Impacts to the buffer and wetland are minimized.
6. **Other Activities in a Buffer.** Regulated activities not involving stormwater management, road and utility crossings, or a buffer reduction via enhancement are allowed in the buffer if all the following conditions are met:
 - a. The activity is temporary and will cease or be completed within three (3) months of the date the activity begins;
 - b. The activity will not result in a permanent structure in or under the buffer;
 - c. The activity will not result in a reduction of buffer acreage or function;
 - d. The activity will not result in a reduction of wetland acreage or function.

(Amended: Ord. 2009-01-01)

- D. Standards – Wetland Activities.** The following additional standards apply to the approval of all activities permitted within wetlands under this section:
1. **Sequencing.** Applicants shall demonstrate that a range of project alternatives have been given substantive consideration with the intent to avoid or minimize impacts to wetlands. Documentation must demonstrate that the following hierarchy of avoidance and minimization has been pursued:
 - a. Avoid impacts to wetlands unless the responsible official finds that:
 - (1) For Category I and II wetlands, avoiding all impact is not in the public interest or will deny all reasonable economic use of the site;
 - (2) For Category III and IV wetlands, avoiding all impact will result in a project that is either:
 - (a) Inconsistent with the Clark County Comprehensive Growth Management Plan;
 - (b) Inconsistent with county-wide critical area conservation goals; or
 - (c) Not feasible to construct.
 - b. Minimize impacts to wetlands if complete avoidance is infeasible. The responsible official must find that the applicant has limited the degree or

magnitude of impact to wetlands by using appropriate technology and by taking affirmative steps to reduce impact through efforts such as:

- (1) Seeking easements or agreements with adjacent land owners or project proponents where appropriate;
 - (2) Seeking reasonable relief that may be provided through application of other county zoning and design standards;
 - (3) Site design; and
 - (4) Construction techniques and timing.
- c. Compensate for wetland impacts that will occur after efforts to minimize have been exhausted. The responsible official must find that:
- (1) The affected wetlands are restored to the conditions existing at the time of the initiation of the project;
 - (2) Unavoidable impacts are mitigated in accordance with this subsection; and
 - (3) The required mitigation is monitored and remedial action is taken when necessary to ensure the success of mitigation activities.
2. Location of Wetland Mitigation. Wetland mitigation for unavoidable impacts shall be located using the following prioritization:
- a. On-site. Locate mitigation according to the following priority:
 - (1) Within or adjacent to the same wetland as the impact;
 - (2) Within or adjacent to a different wetland on the same site;
 - b. Off-site. Locate mitigation within the same watershed, as shown on Figure 40.450.040-1, or use an established wetland mitigation bank; the service area determined by the mitigation bank review team and identified in the executed mitigation bank instrument;
 - c. In-kind. Locate or create wetlands with similar landscape position and the same hydro-geomorphic (HGM) classification based on a reference to a naturally occurring wetland system; and
 - d. Out-of-kind. Mitigate in a different landscape position and/or HGM classification based on a reference to a naturally occurring wetland system.
3. Types of Wetland Mitigation. The various types of wetland mitigation allowed are listed below in the general order of preference.
- a. Restoration. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions

to a former or degraded wetland. For the purpose of tracking net gains in wetland acres, restoration is divided into:

- (1) **Re-establishment.** The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.
 - (2) **Rehabilitation.** The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a degraded wetland. Re-establishment results in a gain in wetland function, but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain or return tidal influence to a wetland.
- b. **Creation (Establishment).** The manipulation of the physical, chemical, or biological characteristics of a site with the goal of developing a wetland on an upland or deepwater site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydro-period, create hydric soils, and support the growth of hydrophytic plant species.
 - c. **Enhancement.** The manipulation of the physical, chemical, or biological characteristics of a wetland site to heighten, intensify, or improve the specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Activities typically consist of planting vegetation, controlling non-native or invasive species, modifying site elevations or the proportion of open water to influence hydro-periods, or some combination of these activities.

Figure 40.450.040-1
Clark County Watershed
Map



- d. **Protection/Maintenance (Preservation).** Removing a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This includes the purchase of land or easements repairing water control structures or fences, or structural protection such as repairing a barrier island. This term also includes activities commonly associated with the term preservation. Preservation does not result in a gain of wetland acres, but may result in improved wetland functions.

4. **Wetland Mitigation Ratios.**

- a. **Standard Wetland Mitigation Ratios.** The following mitigation ratios for each of the mitigation types described in Section 40:450.040(D)(3)(a) through (c) apply:

Wetland to Be Replaced	Reestablishment or Creation	Rehabilitation	Reestablishment or Creation and Rehabilitation	Reestablishment or Creation and Enhancement	Enhancement
Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I, Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I, Based on Score for Functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I, Natural Heritage Site	Not Considered Possible	6:1 Rehabilitate a Natural Heritage Site	N/A	N/A	Case-by-Case

- b. **Preservation.** The responsible official has the authority to approve preservation of existing wetlands as wetland mitigation under the following conditions:
- (1) The wetland area being preserved is a Category I or II wetland or is within a WDFW priority habitat or species area;
 - (2) The preservation area is at least one (1) acre in size;
 - (3) The preservation area is protected in perpetuity by a covenant or easement that gives the county clear regulatory and enforcement

authority to protect existing wetland and wetland buffer functions with standards that exceed the protection standards of this chapter;

(4) The preservation area is not an existing or proposed wetland mitigation site; and

(5) The following preservation/mitigation ratios apply:

Habitat Function of Wetland to Be Replaced	In Addition to Standard Mitigation		As the Only Means of Mitigation	
	Full and Functioning Buffer	Reduced and/or Degraded Buffer	Full and Functioning Buffer	Reduced and/or Degraded Buffer
Low (<205 points)	10:1	14:1	20:1	30:1
Moderate (205 – 307 points)	13:1	17:1	30:1	40:1
High (>307 points)	16:1	20:1	40:1	50:1

c. The responsible official has the authority to reduce wetland mitigation ratios under the following circumstances:

(1) Documentation by a qualified wetland specialist demonstrates that the proposed mitigation actions have a very high likelihood of success based on prior experience;

(2) Documentation by a qualified wetland specialist demonstrates that the proposed actions for compensation will provide functions and values that are significantly greater than the wetland being affected;

(3) The proposed actions for compensation are conducted in advance of the impact and are shown to be successful;

(4) In wetlands where several HGM classifications are found within one (1) delineated wetland boundary, the areas of the wetlands within each HGM classification can be scored and rated separately and the mitigation ratios adjusted accordingly, if all the following apply:

(a) The wetland does not meet any of the criteria for wetlands with "Special Characteristics," as defined in the rating system;

(b) The rating and score for the entire wetland is provided as well as the scores and ratings for each area with a different HGM classification;

(c) Impacts to the wetland are all within an area that has a different HGM classification from the one used to establish the initial category; and

(d) The proponents provide adequate hydrologic and geomorphic data to establish that the boundary between HGM classifications lies at least fifty (50) feet outside of the footprint of the impacts.

5. **Indirect Wetland Impacts Due to Loss of Buffer Function or Stormwater Discharges.** Wetland mitigation shall be required in accordance with the wetland mitigation standards in this subsection for the following indirect wetland impacts:
 - a. Buffer loss resulting from wetland fills permitted under this section;
 - b. Reduction of wetland buffers beyond the maximum reduction allowed under Section 40.450.040(C)(2); provided, that such reductions are limited as follows:
 - (1) Road and utility crossings in the wetland buffer approved in accordance with Section 40.450.040(C)(5); and
 - (2) The total indirect wetland impact from buffer reductions is less than one-quarter (1/4) acre.
 - c. Unavoidable loss of wetland function due to stormwater discharges that do not meet the wetland protections standards in Chapter 40.385.
6. **Wetland Buffers Required for Mitigation.** Wetland mitigation shall be protected by the water quality function wetland buffers required in Table 40.450.030-2:
 - a. Reductions to the required buffers may be applied in accordance with Sections 40.450.040(C) and (D)(5);
 - b. All wetland buffers shall be included within the mitigation site and subject to the conservation covenant required under Section 40.450.030(F)(3).
7. **Alternate Wetland Mitigation.**
 - a. **Wetland Mitigation Banking.**
 - (1) Construction, enhancement or restoration of wetlands to use as mitigation for future wetland development impacts is permitted subject to the following:
 - (a) A wetland permit shall be obtained prior to any mitigation banking. If a wetland permit is not obtained prior to mitigation bank construction, mitigation credit shall not be awarded. On projects proposing off-site wetland banking in addition to required wetland mitigation, a separate wetland permit shall be required for each activity. The performance and maintenance bond requirements of Section 40.450.040(H)(3)(c) and (d) shall not be applicable, provided there are no requests for mitigation credit prior to the county determining the mitigation banking is successful. If mitigation banking is not fully functioning, as defined in the wetland permit, at the time mitigation credit is requested, Section 40.450.040(H)(3)(c) and (d) shall apply;
 - (b) Federal and state wetland regulations, if applicable, may supersede county requirements;

- (2) The mitigation credit allowed will be determined by the county, based on the wetland category, condition and mitigation ratios as specified in Section 40.450.040(D)(4). Prior to granting mitigation banking credit, all wetland mitigation banking areas must comply with Section 40.450.030(E)(4)(b) and (c), and, if applicable, Section 40.450.040(H)(3);
 - (3) On projects proposing off-site wetland banking in addition to required wetland mitigation, a separate permit fee will be required for each activity;
 - (4) Purchase of banked wetland credits is permitted to mitigate for wetland impacts in the same watershed provided the applicant has minimized wetland impacts, where reasonably possible, and the following requirements are met:
 - (a) Documentation, in a form approved by the Prosecuting Attorney, adequate to verify the transfer of wetland credit shall be submitted, and
 - (b) A plat note along with information on the title shall be recorded in a form approved by the Prosecuting Attorney as adequate to give notice of the requirements of this section being met by the purchase of banked wetland credits;
- b. Cumulative Effects Fund. The county may accept payment of a voluntary contribution to an established cumulative effects fund for off-site watershed scale habitat and wetland conservation in lieu of wetland mitigation of unavoidable impacts in the following cases:
- (1) Residential building and home business permits where on-site enhancement and/or preservation is not adequate to meet the requirements of Section 40.450.040(D)(4);
 - (2) Approved reasonable use exceptions where sufficient on-site wetland and wetland buffer mitigation is not practical;
 - (3) Small impacts affecting less than 0.10 acre of wetland where on-site enhancement and/or preservation is not adequate to meet the requirements of Section 40.450.040(D)(4); or
 - (4) As an additional mitigation measure when all other mitigation options have been applied to the greatest extent practicable.
8. Stormwater Facilities. Stormwater facilities are allowed in wetlands with habitat scores less than ~~twenty (20)~~ five (5) on the rating form, in compliance with the following requirements:
- a. Stormwater detention and retention necessary to maintain wetland hydrology is authorized; provided, that the responsible official determines that wetland functions will not be degraded; and

- b. Stormwater runoff is treated for water quality in accordance with the requirements of Chapter 40.385 prior to discharge into the wetland.
9. Utility Crossings. Crossing wetlands by utilities is allowed, provided the activity is not prohibited by Section 40.450.040(D)(1), and provided all the following conditions are met:
 - a. The activity does not result in a decrease in wetland acreage or classification;
 - b. The activity results in no more than a short-term six (6) month decrease in wetland functions; and
 - c. Impacts to the wetland are minimized.
10. Other Activities in a Wetland. Activities not involving stormwater management, utility crossings, or wetland mitigation are allowed in a wetland, provided the activity is not prohibited by Section 40.450.040(D)(1), and provided all the following conditions are met:
 - a. The activity shall not result in a reduction of wetland acreage or function; and
 - b. The activity is temporary and shall cease or be completed within three (3) months of the date the activity begins.

Section 6. Effective Date. This Ordinance shall take effect on January 1, 2015.

Section 7. Instructions to Clerk. The Clerk of the Board shall:

1. Transmit a copy of this Ordinance to the Washington State Department of Commerce within 10 days of its adoption, pursuant to RCW 36.70A.106;
2. Record a copy of this Ordinance with the Clark County Auditor;
3. Cause notice of the adoption of this Ordinance to be published forthwith, pursuant to RCW 36.70A.290;
4. Transmit a copy of the adopted amendments to CCC 40.450.020, CCC 40.450.030, CCC 40.450.040, CCC 40.440.010, CCC Table 40.440.010-1 and CCC 6.110A.040 to Code Publishing Inc. forthwith, to update the electronic version of the Clark County Code.

ADOPTED this 9th day of Dec., 2014

Attest:

Rebecca J. Jeter
Clerk to the Board

Approved as to Form Only
ANTHONY F. GOLIK
Prosecuting Attorney

By Christine Cook
Christine Cook
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

By Tom Mielke
Tom Mielke, Chair

By _____
David Madore, Commissioner

By _____
Edward Barnes, Commissioner