EXHIBIT LIST

Euclid House RUE
PLN51139 RUE

Staff Contact:
Annie Hillier, Planner

Public Hearing:
City Hall – Council Chambers

City of Bainbridge Island Hearing Examiner

NO.	DOCUMENT DESCRIPTION	DATE
1	Staff Report	Dated 4/11/19
2	Application (revised)	Received 12/19/19
3	Owner/Agent Agreement	Received 08/16/18
4	Preapplication Summary	Dated 05/15/18
5	Notice of Incomplete Application	Dated 09/07/19
6	Applicant Response to Notice of Incomplete Application	Received 12/19/18
7	Revised Project Narrative	Dated 12/19/18
8	Site Plan	Dated 11/28/18
9	Wetland Delineation Report (revised)	Received 03/06/19
10	Wetland Mitigation Plan (revised)	Dated 10/09/18
11	Emails re: Buffer Modification	Various
12	Notice of Complete Application with Information Request	Dated 01/02/19
13	Notice of Application with Hearing Date	Published 01/11/19
14	Mailing List, Affidavit of Publication, and Certificate of Posting	Various
15	Response to Information Request - RUE Alternatives Assessment	Received 01/22/19
16	Public Comment	Received 01/31/19
17	City Development Engineering Comment	Dated 03/19/19
18	City Building Official Comment	Dated 02/05/19
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CITY OF BAINBRIDGE ISLAND

Department of Planning and Community Development

Staff Report

Project	Euclid House RUE
File No.	PLN51139 RUE
Date	April 11, 2019
To	City of Bainbridge Island Hearing Examiner
Project Manager	Annie Hillier, Planner

Request	The request is for a reasonable use exception (RUE) on a lot that contains a category IV wetland and associated buffer, for the development of a single-family residence.
Address	**no situs address**, Bainbridge Island, WA 98110
Tax Assessor #	41670000240003
Environmental Review	The project is exempt from the State Environmental Policy Act (SEPA) under WAC 197-11-800(1)(b)(i).

Hearing Examiner Review

The hearing examiner shall review the reasonable use exception (RUE) application and conduct a public hearing pursuant to the provisions of BIMC 2.16.100. The hearing examiner shall approve, approve with conditions, or deny the request based on the proposal's compliance with the RUE review criteria discussed below.

Staff Recommendation

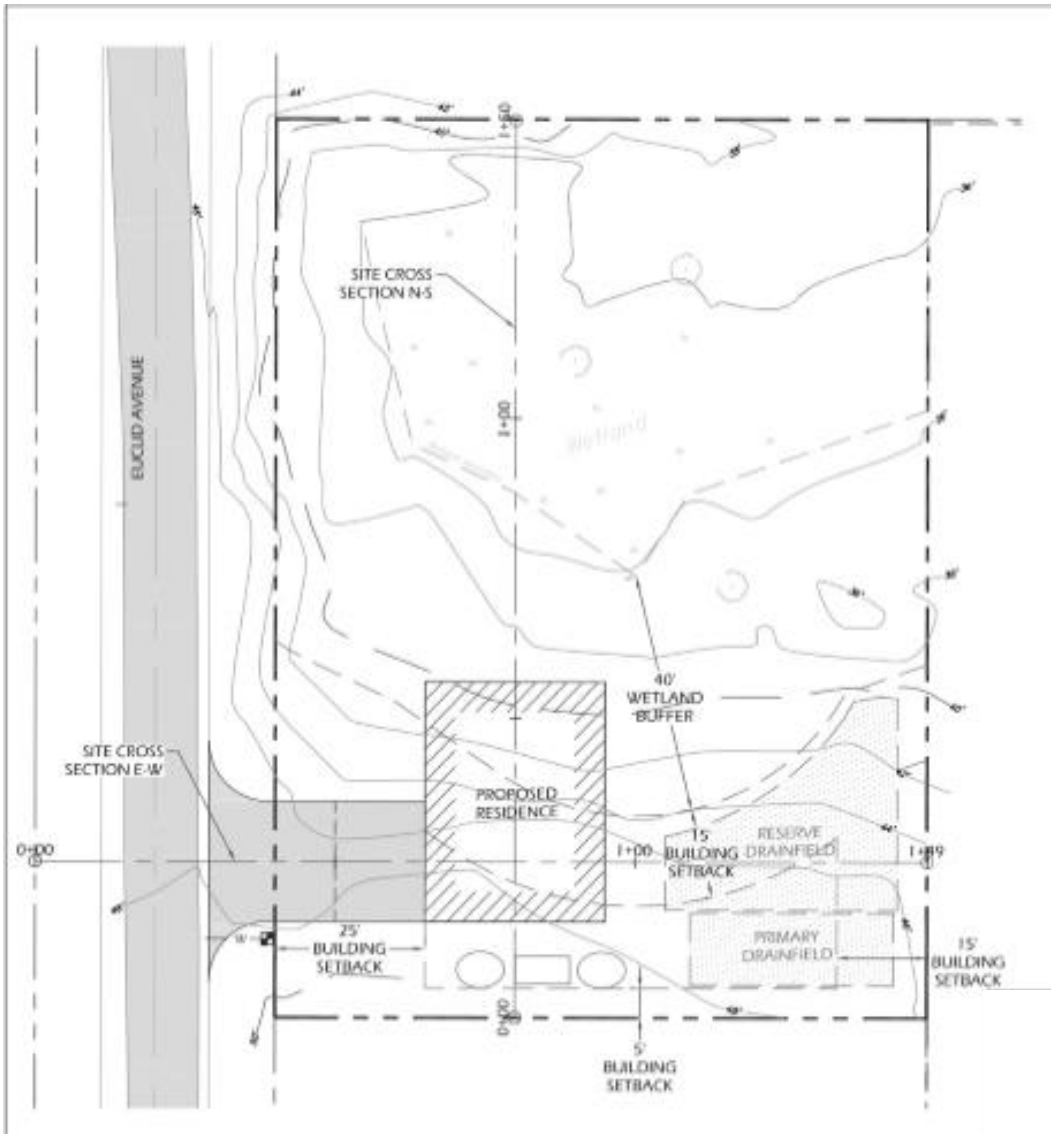
Approval of the RUE, with conditions.

Part I: SUMMARY OF PROPOSAL

The proposal is for a single-family residence (SFR) and associated driveway and septic facilities. The applicant requests a reasonable use exception (RUE) to develop the property, as the parcel is significantly covered by a category IV wetland and its associated buffer. To mitigate for impacts to the wetland buffer, the applicant proposes enhancement in the remaining buffer on-site. Four red alder trees, 13 to 16 inches at diameter breast height, will be removed, all of which are located outside of the wetland buffer.

As conditioned, the project meets the eleven decision criteria for RUE review and approval in BIMC 16.20.080.F.

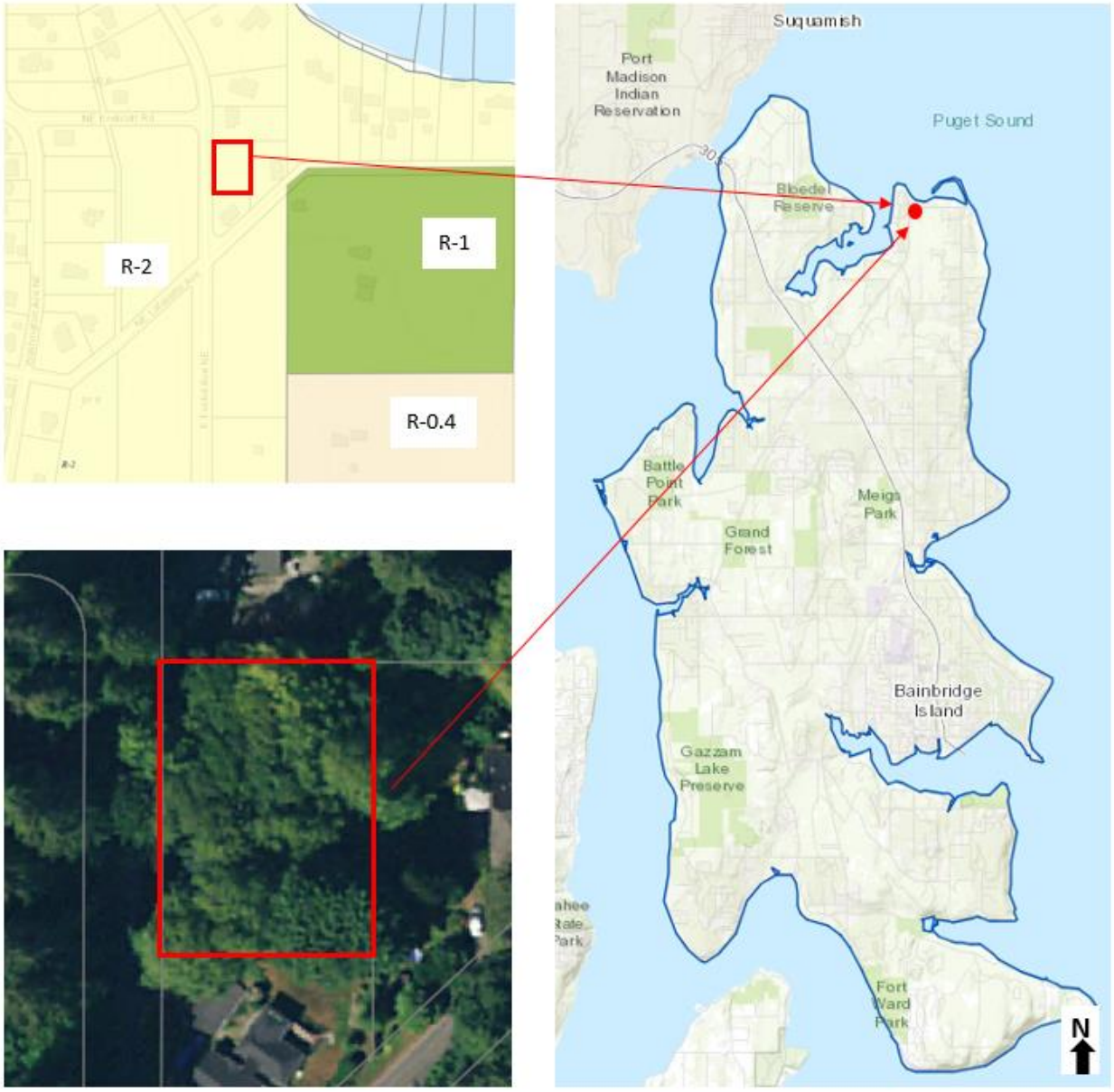
Figure 1 – Site Plan



Part II: GENERAL INFORMATION AND SITE CHARACTERISTICS

Assessor's Record Information:	
Tax lot number	41670000240003
Owner of record	Larry R. Pritchard
Lot size	0.37 acres (16,117.2 sq. ft.)
Terrain:	
The topography generally slopes to the north and east, with a total vertical relief of about 14 feet.	
Site Development:	
The site is undeveloped.	
Access:	
The site is accessed off of E Euclid Ave. NE.	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	Port Madison Water Co.
Sewer	n/a – septic proposed
Surrounding Uses:	
Surrounding uses are primarily single-family residential, except the Port Madison Water Co. owns several properties nearby.	
Existing Zoning:	
The site is zoned R-2 (2 units per acre).	
Surrounding Zoning:	
The surrounding zoning is R-2 (2 units per acre) and R-1 (1 unit per acre).	
Existing Comprehensive Plan Designation:	
The Comprehensive Plan designates the site as a Residential District area.	
Surrounding Comprehensive Plan Designation:	
The Comprehensive Plan designates the surrounding area as a Residential District area.	

Figure 2 – Vicinity Map, Aerial Image, and Zoning:



Part III: APPLICATION BACKGROUND

Date:	Action:
May 8, 2018	Preapplication conference held
May 15, 2018	Preapplication summary sent to applicant (Exhibit 4), including comments from Development Engineering
August 16, 2018	Original application for RUE submitted, then resubmitted on 12/19/19 with revision to project contacts (Exhibit 2)
September 7, 2018	Application deemed incomplete (Exhibit 5)
December 19, 2018	Applicant submitted responses to Notice of Incomplete Application (Exhibit 6)
January 2, 2019	Application deemed complete, and information request sent (Exhibit 12)

January 11, 2019	Notice of Application with hearing date published (Exhibit 13)
January 22, 2019	Applicant submitted response to information request (Exhibit 15)

Part IV: PUBLIC COMMENTS (1 total) (Exhibit 16) Note: an additional comment was received after the end of the comment period on February 1, 2019; the additional comment is available in the project file.

Questions/concerns raised:
One commenter expressed concern about the location of the proposed SFR relative to his home, and suggested that the septic system be placed on the south side of the proposed SFR to allow for more space between structures. The commenter also stated that the proposal does not seem like the best ecological choice.
Staff Response: The proposed SFR is located 16 feet from the shared lot line to the south, and the septic system is proposed between the SFR and the lot line, as suggested by the commenter. The mitigation plan concludes that the proposal will result in no net loss of wetland function, as required under by the City's critical areas ordinance (BIMC 16.20). The granting of an RUE balances private property rights with necessary and reasonable regulation to protect the island's designated critical areas.

Part V: AGENCY COMMENT

Agency:	Action:
Fire District	Approved, no conditions
City Development Engineering	Approved, with conditions (Condition 12, Exhibit 17)
City Building Official	Approved, with conditions (Condition 13, Exhibit 18)

Part VI: COMPREHENSIVE PLAN ANALYSIS

The project aligns with the following Comprehensive Plan goals and policies:

1. Environmental Element

   Policy EN 1.2: Taking into account the present and future need to reduce the potential for personal injury, loss of life, or property damage due to flooding, erosion, landslides, seismic events, climate change or soil subsidence, properties adjoining or adjacent to critical areas must be developed in observance of the following principles in descending order: [see mitigation sequencing, below].

   Staff response: The proposal utilizes mitigation sequencing, as described below. Steps taken to avoid, minimize, and compensate for impacts are described in review criteria #3 for RUE approval.

   Policy EN 4.1: Employ conservation design methods and principles such as low impact development techniques for managing storm and waste water, green building materials, high-efficiency heating and lighting systems.

   Staff response: The proposal includes a low-impact foundation design, which will reduce soil disturbance and storm-water impacts on the site.

   Policy EN 5.6: Protect wetlands and riparian areas.

Staff response: The applicant is proposing to enhance a wetland buffer. The SFR will be cantilevered above the wetland buffer and will not encroach on the wetland edge. A fence will be installed to prevent intrusion into the wetland and buffer.

2. Land Use Element

   Policy LU 14.1: The Residential District area is designated for less intensive residential development and a variety of agricultural and forestry uses.

   Staff response: The proposal is for a single-family residence with limited lot coverage.

Part VII: LAND USE CODE ANALYSIS

The following Bainbridge Island Municipal Code (BIMC) regulations apply to the proposal:

1. BIMC Title 18 Zoning

   A. 18.06.020 Purpose

      The purpose of the R-2 zone is to provide residential neighborhoods in an environment with special Island character consistent with other land uses such as agriculture and forestry, and the preservation of natural systems and open space, at a somewhat higher density than the R-1 district.

      Staff response: The proposal is for the construction of one home and the preservation of the wetland buffer outside of the area impacted by the development and as conditioned by the project.

   B. 18.09.020 Permitted Uses

      Single-family dwellings, and accessory uses and buildings to single family residences, are permitted uses in the R-2 zone.

      Staff response: The request is for the construction of a single-family residence, a permitted use in this zone.

   C. 18.12.010 Dimensional Standards

      Maximum Density and Minimum Lot Dimensions

      The minimum lot area per dwelling unit is 20,000 square feet, with a minimum lot depth and width of 80 feet.

      Staff response: The lot area is 16,117.2 sq. ft. The lot width and depth are approximately 110 ft. The lot is nonconforming to minimum lot area for the R-2 zoning designation. Pursuant to BIMC 18.30.050, any nonconforming single lot, tract or parcel of land that was lawfully created and recorded with the county auditor's office may be used for the purposes permitted by this title notwithstanding the minimum lot area, lot width and lot depth required.

      Maximum Lot Coverage

      The maximum allowed lot coverage is 20% in R-2 zoning.

      Staff response: The maximum lot coverage allowed on the lot is 3,223.44 sq. ft. However, the maximum allowed lot coverage for RUEs is 1,200 sq. ft.

Setbacks

In R-2 zoning, the front yard setback is 25 feet. Side setbacks are 5 ft. min, 15 ft. total. The rear setback is 15 feet.

Staff response: The applicant is proposing a 25 ft. front setback, and a 16 ft. setback from the south, side lot line. The north side setback and rear setback exceed the standard setbacks.

D. BIMC 18.15.020 Parking and Loading

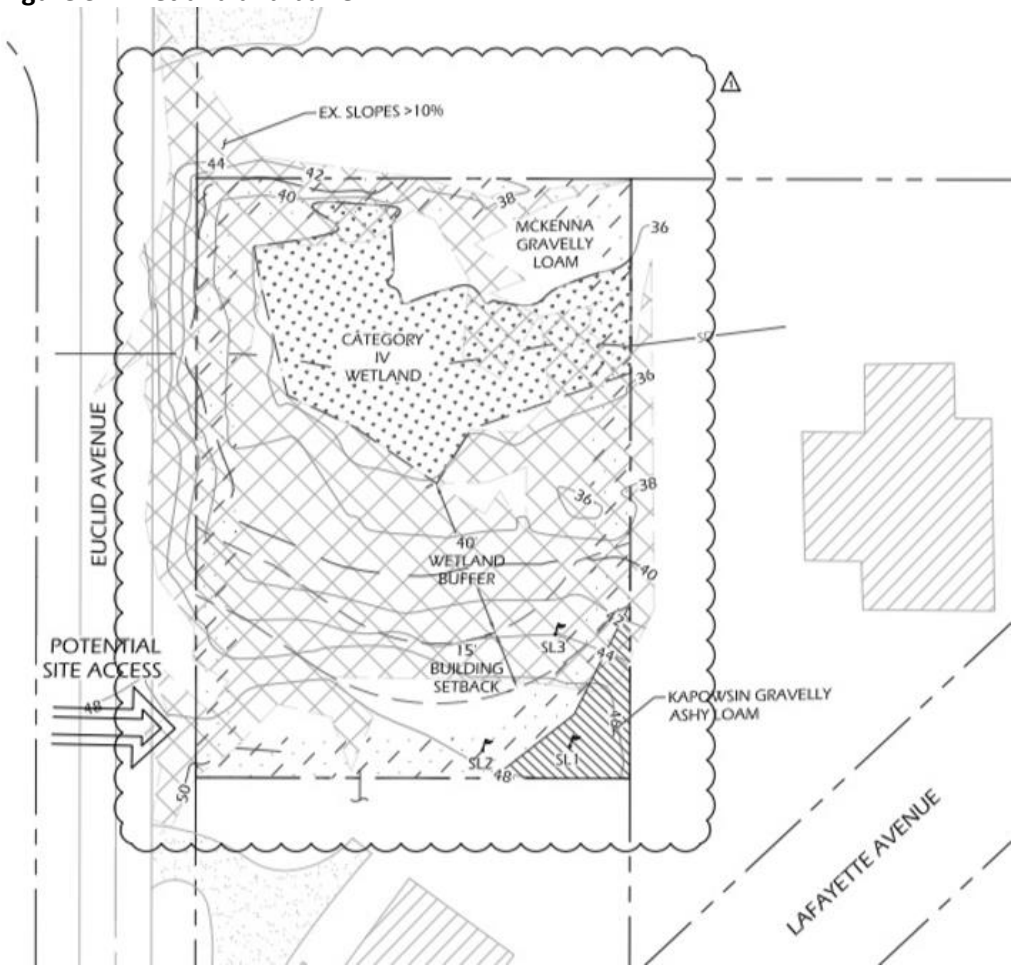
Residential dwelling units are required to provide two spaces for each primary dwelling.

Staff response: The applicant is proposing a garage and driveway that will accommodate two parking spaces for the dwelling.

2. BIMC Title 16 Environment

The wetland delineation report submitted with the application (Exhibit 9) identifies a category IV wetland on the north side of the subject property. The impact of land use is considered moderate, therefore the wetland requires a 40 ft. buffer by BIMC. The 40 ft. buffer consists mostly of herbaceous vegetation and groundcover. The wetland area contains forested canopy. English ivy and nettle, invasive species, are also identified in the report as present on the site.

Figure 3 – Wetland and buffer



A. BIMC 16.20.080 Reasonable Use Exceptions

Applicability and Intent

An applicant may request an RUE pursuant to BIMC 16.20.080.A when a site assessment review pursuant to BIMC 15.20 or a pre-application conference demonstrates that: 1. The subject property is encumbered to such an extent by critical areas and/or critical area buffers that application of this chapter would deny all reasonable use of the subject property; 2. Reasonable use of the subject property cannot be achieved through Buffer Modification (BIMC 16.20.110 and 140) or a Habitat Management Plan (BIMC 16.20.110); and 3. Alternatives to development through an RUE are not available or acceptable.

Staff response: The wetland and buffer cover approximately 2/3s of the subject property. Buffer modification allows the buffer to be reduced up to 25 percent of its required width. The applicant attempted to reduce the buffer by 25 percent but found that this would not provide a reasonable building area that also provides the required 15 ft. setback from the buffer (Exhibit 11). A Habitat Management Plan is a report that evaluates measures necessary to maintain, enhance and improve terrestrial and/or aquatic habitat on a proposed development site, and is not applicable to the development proposal or site. The only way for the applicant to develop the site with the proposed SFR is through a reasonable use exception.

Reasonable Use Review Criteria

The hearing examiner shall approve, approve with conditions, or deny the request based on the proposal's compliance with all of the RUE review criteria described below.

1. The application of this chapter would deny all reasonable use of the property;

   Staff response: The applicant evaluated buffer modification and found that the resulting building area would not be large enough to accommodate the proposed development, while also providing the required 15 ft. setback from the reduced buffer edge. Without an RUE, application of the critical areas ordinance would not provide a building envelop large enough to accommodate a 1,200 sq. ft. SFR.

2. There is no reasonable alternative to the proposal with less impact to the critical area or its required buffer;

   Staff response: Single-family residential development is permitted in the R-2 zoning district. Other permitted uses in the same zoning district, such as a passive recreation park, may have less impact to the critical area buffer. However, given the small lot size, the steep-sloping topography into the wetland, and property's location, which offers no unique viewpoints or specific recreational opportunities, such a use would not be a reasonable alternative to a single-family residence. There do not appear to be any other reasonable alternatives to the proposed use that would achieve the same purpose for the applicant with less impact to the critical area buffer. A reasonable alternative to the proposal might also be an SFR with less impact to the critical area or buffer, which is evaluated below under review criteria #4.

3. The proposal minimizes the impact on critical areas in accordance with mitigation sequencing (BIMC 16.20.030);

Staff response:

Avoiding impacts
• The SFR is located outside of the wetland and in the outermost portion of the buffer. • The proposal avoids the use of fill and/or retaining walls by placing the septic system on the flat, southern portion of the site (described in Exhibit 15). • The project avoids grading within the wetland buffer by incorporating natural topography into the site design.
Minimizing impacts
• The proposal includes a garage located within the SFR, which will minimize pollutant runoff. • The proposal includes incorporation of a Low Impact Development (LID) approach to minimize ground disturbance and excavations. • The SFR will be cantilevered over the wetland buffer with no stairway or other direct access to the wetland mitigation area, buffer, or wetland, which minimizes the potential for intrusion. • Temporary construction entrances and access roads will be comprised of inert materials. Recycled concrete will be prohibited. • The proposal includes fencing and signage along the wetland buffer edge, to prevent encroachment. • The proposal includes directing lights away from the wetland and establishing covenants to restrict the use of pesticides. Additional minimization steps are documented on pages 3-5 under "Proposed Site Development" in the Revised Project Narrative (Exhibit 7). The project is required to implement these steps as proposed, unless otherwise stated in the written findings, conclusions, and conditions.
Rectifying impacts
There are no opportunities to repair, rehabilitate, or restore the affected environment as the project represents a permanent impact to the buffer.
Reducing or eliminating impacts
The project cannot reduce or eliminate impacts over time by preservation and maintenance, as the project represents a permanent impact to the buffer.
Compensating
• The proposal includes the removal of invasive species. However, it is not clear from the proposal if invasives will be removed throughout the buffer or only in the replanting area. Staff recommends that invasives be removed throughout the entire buffer, in order to prevent re-establishment. (Condition 6) • Enhancement with native species is proposed in an 1,800 sq. ft. area of buffer, between the proposed SFR and the wetland.
Monitoring the impact
The proposal includes monitoring reports on an annual basis for a minimum of seven years.

4. The proposed impact to the critical area is the minimum necessary to allow reasonable use of the property;

Staff response: The project proposes to impact approximately 20% of the onsite wetland buffer (in the area to the west and south of the wetland), but will be cantilevered above the ground surface within this area. Staff asked the applicant to consider reversing the orientation of the septic tanks and SFR, to move the SFR even farther away from the buffer edge. As described in Exhibit 15, the applicant concluded that this would impact more of the wetland buffer, as approximately 700 cubic yards of fill and possible retaining walls would be necessary to support the septic tanks and SFR, due to the sloping topography of the site. The original proposal, which includes an LID foundation system and the septic system located on the flattest portion of the site, appears to present the least impact to the wetland buffer.

A smaller SFR may result in less impact to the critical area. However, the underlying zoning supports the proposed size of the SFR, which is limited to 1,200 square feet. The City has considered an SFR of 1,200 square feet reasonable for a lot that is encumbered by critical areas, provided enough mitigation is proposed to adequately compensate for impacts.

An SFR located closer to the right-of-way – for example, with a front setback reduced to 5 ft. – may also have less impact to the wetland buffer, as an even smaller portion of the SFR would be cantilevered over the wetland buffer edge. Such a proposal would require a zoning variance in addition to an RUE. However, staff did not recommend that the applicant apply for a zoning variance, based on the Hearing Examiner's decision for another RUE (Olsen RUE, PLN51183 RUE), where the applicant testified that although a variance from the front yard setback might be possible, the cost was excessive, and the front yard play area would be reduced. In this instance, the City had recommended that the applicant seek a zoning variance as one way to significantly reduce the overall impact area, per the Department of Ecology's guidance on impact avoidance and minimization. The Hearing Examiner's decision upheld the applicant's proposal, which included other means of reducing impacts such as shifting the house one foot away from the wetland edge and removing a boardwalk in order to reduce the impact area. For this application, the Euclid House RUE, the applicant is proposing to reduce impacts by limiting the amount of fill and ground disturbance within the wetland buffer, and locating the majority of the SFR and the driveway completely outside of the buffer.

5. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant, or of the applicant's predecessor, that occurred after February 20, 1992;

   Staff response: The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant, or of the applicant's predecessor, that occurred after February 20, 1992. The wetland and buffer were likely present before the current owner purchased the site in 1985.

6. The proposed total lot coverage does not exceed 1,200 square feet for residential development;

   Staff response: Under BIMC 18.12.050, Rules of Measurement, lot coverage means that portion of the total lot area covered by buildings, excluding up to 24 inches of eaves on each side of the building, any building or portion of building located below predevelopment and finished grade. Any portion of a slatted or solid deck located more

than five feet above grade shall be counted towards lot coverage. The proposed total lot coverage is 1,200 square feet.

7. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the property;

   Staff response: As conditioned, the proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the property (Conditions 1-13).

8. Any alterations permitted to the critical area are mitigated in accordance with mitigation requirements applicable to the critical area altered;

   Staff response: Wetland mitigation plan requirements are provided in BIMC 16.20.180.G. Note that a replanting ratio of 1.5:1 is not required, as stated in the mitigation plan. Rather, the mitigation plan is required to contain goals and objectives that are related to the functions and values of the original critical area, in accordance with BIMC 16.20.180.G.3.b. As described in the mitigation report, "much of the existing buffer consists of non-native plant species, English ivy (*Herdera helix*) and dead nettle (*Lamium galeobdolon*)." However, a discussion of the functions and values of the original critical area is not provided.

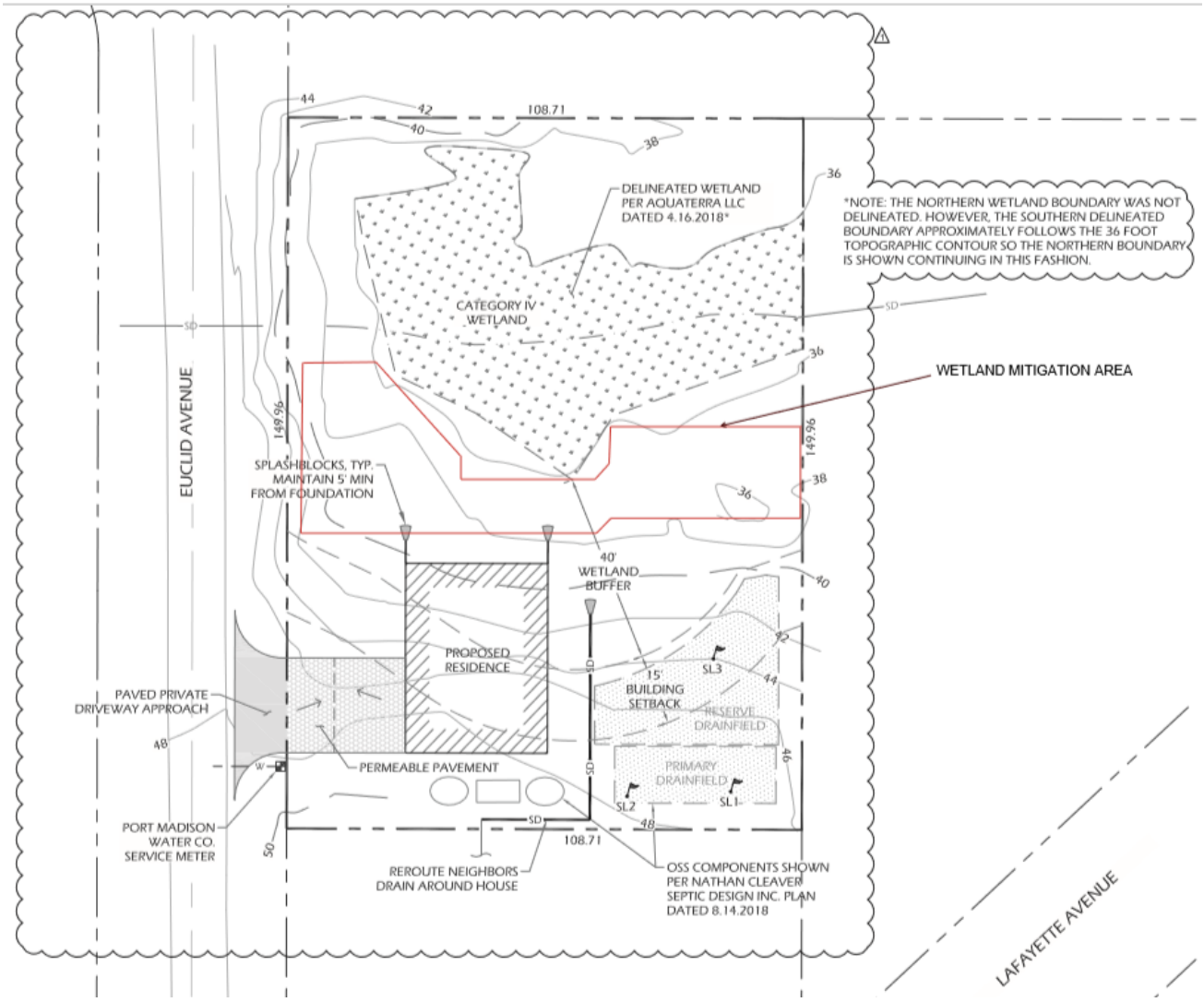
   To compensate for the impact to the wetland buffer, the applicant is proposing to remove invasive vegetation on the site, and to install native vegetation within an 1,800 sq. ft. area. While this may be adequate to compensate for the loss of wetland buffer function, it is not clear from the mitigation plan what those functions are. It is also not clear in what area the invasive species will be removed – the entire buffer and wetland, or only in the replanting area. Staff also observed a significant amount of English laurel on the site, an invasive species that is not identified in the mitigation plan.

   To meet all of the environmental goals and objectives under BIMC 16.20.180.G, the following conditions should be required:

   - A final mitigation plan shall be submitted and approved prior to the issuance of any permits for development, vegetation removal, land clearing, or grading. The final mitigation plan shall address the criteria under BIMC 16.20.180.G.3.b, Environmental Goals and Objectives, including: identification of functions and values; a complete description of the relationship between and among structures and functions sought; review of available literature and/or known like projects to date in restoring or creating the type of critical area proposed; likelihood of success of the proposed compensation project at duplicating the original critical area; and likelihood of the ability of the created or restored critical area to provide the functions and values of the original critical area. (Condition 5)
   - The final mitigation plan shall clarify the area in which invasives species will be removed. Consideration shall be given to removing invasive species throughout the project site to the maximum extent practicable, to improve the likelihood of success of the mitigation plan. If this is deemed infeasible, justification must be provided and the likelihood of success must be discussed. Any bare areas after invasive species removal shall be replanted with native vegetation, in addition to the native species proposed to be planted with the 1,800 sq. ft. mitigation

area. Consideration shall also be given to removing the English laurel on the site, and any other invasive species that may be present. (Condition 6)

Figure 4 – Mitigation proposal



Common Name	Latin Name	Size	Spacing	Quantity
Western red cedar	*Thuja plicata*	3 gal	15 ft	2
Red alder	*Alnus rubra*	3 gal	15 ft	5
Salmonberry	*Rubus spectabilis*	1 gal	6ft.	20
Indian plum	*Oemleria cerasiformis*	1 gal	6ft	10
Sword fern	*Polystichum munitum*	1 gal	3ft.	20
Lady fern	*Athyrium filix femina*	1 gal	3ft	20

9. The proposal protects the critical area functions and values consistent with the best available science and results in no net loss of critical area functions and values;

   Staff response: The mitigation plan does not identify the functions and values of the original critical area. However, the protection measures proposed and conditioned are consistent with best available science. The mitigation plan also concludes that the proposal will result in no net loss of critical area functions and values, but supporting analysis is not provided. If Condition 5 is upheld by the Hearing Examiner, it will be clear which functions and values are protected by the proposal and how no net loss of those functions and values will be achieved.

10. The proposal addresses cumulative impacts of the action;

    Staff response: Cumulative impacts are the combined effects on the environment caused by past, current, and future activities. The proposal addresses, and is conditioned to address, cumulative impacts by siting and designing the development to have a minimal impact on the critical area and mitigating for any permanent loss of buffer function. Future impacts are addressed by ensuring that mitigation areas will be maintained in perpetuity and monitored for success, and by taking measures to prevent future encroachment into the critical area by installing fencing along the buffer (Condition 3).

11. The proposal is consistent with other applicable regulations and standards.

    Staff response: The proposal is consistent with other applicable regulations and standards of the BIMC. An analysis of these regulations and standards is provided throughout the staff report.

B. BIMC 16.20.100 Aquifer Recharge Protection Area (ARPA)

Aquifer recharge areas are areas that have a critical recharging effect on groundwater used for potable water supplies and/or that demonstrate a high level of susceptibility or vulnerability to groundwater contamination from land use activities. In accordance with WAC 365-190-100, the entirety of Bainbridge Island is classified as an aquifer recharge area to preserve the volume of recharge available to the aquifer system and to protect groundwater from contamination.

Staff response: Pursuant to BIMC 16.20.100.E.2.b, the ARPA shall include all existing native vegetation on a site, up to a maximum of 65 percent of the total site area. A lower percentage is allowed if necessary to achieve a development area of at least 12,500 square feet on a parcel. The lot is 16,117.2 square feet in size. With an allowed development area of at least 12,500 square feet, only 3,617.2 square feet would be required to be retained in the ARPA. The wetland and buffer occupy more than this area and must be protected and maintained in perpetuity (Condition 10), therefore designating a second and smaller ARPA is unnecessary.

C. BIMC 16.20.140 Wetlands

<u>Wetland Buffers</u>

Buffer widths are based on wetland category, scores for habitat functions on the rating form, and the intensity of the proposed land use. A 15-foot structure or hard surface setback is also required from the edge of any wetland buffer. Any other buffer modification

resulting in a reduced buffer area, other than noncompensatory enhancement or buffer modification, requires a Reasonable Use Exception pursuant to BIMC 16.20.080.

Staff response: The wetland is a category IV wetland with a low level of function for habitat and a moderate impact of land use. The required buffer is 40 ft. The proposal results in a reduced buffer area and is appropriately requesting an RUE.

Fencing and Signs

Wetland buffers shall be temporarily fenced or otherwise suitably marked between the area where the construction activity occurs and the buffer. Fences shall be made of a durable protective barrier and shall be highly visible. Silt fences and plastic construction fences may be used to prevent encroachment on wetlands or their buffers by construction. Temporary fencing shall be removed after the site work has been completed and the site is fully stabilized per city approval.

Staff response: The project is conditioned to provide temporary fencing prior to commencing construction and to maintain the fencing until the work is complete and site is fully stabilized (Condition 2).

The director may require that permanent signs and/or fencing be placed on the common boundary between a wetland buffer and the adjacent land. Such signs will identify the wetland buffer. The director may approve an alternate method of wetland and buffer identification, if it provides adequate protection to the wetland and buffer.

Staff response: Permanent fencing and signs are proposed by the applicant. Fencing shall be installed along the buffer edge, and shall be a maximum of 5 feet from the proposed residence. Fencing shall be indicated on building permit plans. (Conditions 3 and 4)

Wetland Mitigation Requirements

All development, uses and activities proposed to impact wetlands shall be mitigated according to this section and the mitigation sequencing steps outlined in BIMC 16.20.030. The applicant shall demonstrate to the satisfaction of the director that each step of mitigation sequencing has been adequately addressed prior to approval of impacts to wetlands.

Staff response: As described above, the mitigation plan is required to contain goals and objectives that are related to the functions and values of the original critical area. The project is conditioned to meet this requirement (Condition 5). The project also adequately utilizes mitigation sequencing and is conditioned to further minimize impacts to the buffer.

A wetland critical areas report and wetland mitigation plan is required to address impacts to the wetland and associated buffer. Compensatory mitigation may occur at the site of the allowed impacts or at an off-site location.

Staff response: A wetland delineation report (Exhibit 9) and wetland mitigation plan (Exhibit 10) have been provided. The mitigation plan proposes on-site mitigation in the form of buffer enhancement. It appears that on-site mitigation is feasible, although a final mitigation plan shall be submitted prior to site development (Condition 5).

The City shall require monitoring reports on an annual basis for a minimum of five years and up to 10 years, or until the director determines the mitigation project has met the performance standards specified in the wetland mitigation plan. The wetland mitigation

plan shall provide specific performance standards for monitoring the mitigation project. Performance standards shall be project-specific and use best available science to aid the director in evaluating whether or not the project has achieved success.

Staff response: The monitoring plan proposes a seven-year monitoring period. Reports will be submitted to the City by December 31st of each monitored year. It is not clear that the performance standards are project specific, which include monitoring the survival rate of all planted vegetation and invasive species. The final mitigation plan shall include performance standards based on the goals and objectives identified in the revised plan. (Condition 8) Consideration should be given to performance standards that are specific to controlling the particular species of invasive plants on this site, survival rates of specific species to be installed, and percent cover by native species, for example. Previously approved mitigation plans have proposed a 90% survival rate for native plants and no greater than 10 percent cover by invasive species. Consideration should be given to the rates proposed, which are 75 percent and 20 percent, respectively.

D. BIMC 16.20.160 Performance and Maintenance Surety

The director shall decide when a performance surety is required of an applicant, and the acceptable form of such surety. The amount and the conditions of the surety shall be consistent with the purposes of this chapter; provided, that the minimum amount of the surety, when required, shall be 125% of the estimated cost of performance. A performance surety shall not be required when the actual cost of performance, as documented in a form acceptable to the director, is less than $1,000.

Staff response: All plantings that are a part of the mitigation plan shall be installed prior to final building permit inspection, or an assurance device shall be provided in accordance BIMC 16.20.160 (Condition 7).

E. BIMC 16.20.070.G Notice on Title

The owner of any property with field-verified presence of critical area or buffer on which a development proposal is submitted shall file for record with the Kitsap County auditor a notice approved by the director in a form substantially as set forth in Subsection 2 of BIMC 16.20.070.G. Such notice shall provide notice in the public record of the presence of a critical area and buffer, the application of this chapter to the property, and that limitations on actions in or affecting such areas may exist. The applicant shall submit proof that the notice has been filed for record before the city shall approve any development proposal for such site. The notice shall run with the land and failure to provide such notice to any purchaser prior to transferring any interest in the property shall be in violation of this chapter.

Staff response: The applicant shall submit a recorded notice to title prior to the issuance of the building permits, documenting the presence of the critical area onsite (Condition 10).

Part VIII – CONCLUSIONS

1. Site Characteristics

The property contains a category IV wetland and a 40 ft. wetland buffer that together cover a significant portion of the lot.

2. History

   Appropriate notice of the application was published. The application is properly before the Hearing Examiner.

3. Comprehensive Plan Analysis

   The proposed reasonable use exemption request is consistent with the goals and policies of the Comprehensive Plan.

4. Land Use Code Analysis

   With appropriate conditions, the proposal conforms to all applicable regulations in the Bainbridge Island Municipal Code.

APPEAL PROCEDURES

Any decision of the Hearing Examiner may be appealed in accordance with BIMC Chapter 2.16.020.R.2.

Conditions:

1. Work shall be completed in substantial compliance with the design and specifications included in the RUE file, including:
    a. Utilization of a minimal excavation foundation system per the *2012 Low Impact Development Guidance Manual for Puget Sound* for the portion of the structure within the wetland buffer. Negligible fill and/or ground disturbance shall occur within the wetland buffer and building setback.
    b. Cantilevering the portion of the SFR that is located within wetland buffer approximately 10-12 feet over the ground surface, with no stairway or other direct access to the wetland buffer.
    c. Limiting the removal of significant trees to those identified in the narrative (4 red alder trees located outside of the wetland buffer) and minimizing the removal of native vegetation. Significant trees in the vicinity of the construction area shall be clearly marked on the site plan, with those proposed for removal clearly labelled.
    d. Locating construction staging outside of the wetland buffer.
    e. Establishing covenants to restrict the use of pesticides, as well as herbicides or fertilizers on the project site.
    f. Implementing the proposed minimization steps included on pages 3-5 of the Revised Narrative (Exhibit 7) under "Proposed Site Development".
2. Prior to the issuance of any permits for development, vegetation removal, land clearing, or grading, the applicant shall have the construction limits temporarily fenced. The construction limits shall be minimized to the extent practicable within the wetland buffer. The fence shall be clearly marked on any construction or clearing plans submitted with the building permit application. The fence shall be made of durable material and shall be highly visible. The fence shall be inspected as part of the required permits. The temporary fencing shall be removed once the construction activity is complete and replaced with permanent fencing (see condition #3, below).
3. A split-rail type fence shall be installed along the edge of the wetland buffer, a maximum of 5 feet away from the SFR. The rails shall be high enough to allow small mammals and wildlife to pass through. The fence shall be indicated on the building permit application and in place prior to final inspection on the building permit.
4. A minimum of two signs indicating the presence of a protected wetland buffer shall be placed on the fence, prior to final inspection on the building permit. Signs shall be made of metal or a similar durable material and shall be between 64 and 144 square inches in size.
5. A final mitigation plan shall be submitted and approved prior to the issuance of any permits for development, vegetation removal, land clearing, or grading. The final mitigation plan shall be updated to address the criteria under BIMC 16.20.180.G.3.b, Environmental Goals and Objectives, including:
    a. Identification of functions and values; a complete description of the relationship between and among structures and functions sought;
    b. Review of available literature and/or known like projects to date in restoring or creating the type of critical area proposed;

c. Likelihood of success of the proposed compensation project at duplicating the original critical area; and

d. Likelihood of the ability of the created or restored critical area to provide the functions and values of the original critical area.

e. The final mitigation plan may need to be amended to meet the conditions of the City Development Engineer, if a dispersion trench is located within the buffer (Condition 12, below).

6. The mitigation plan shall clarify the area in which invasive species will be removed. Consideration shall be given to removing invasive species throughout the project site to the maximum extent practicable, to improve the likelihood of success of the mitigation plan. If this is deemed infeasible, justification must be provided and the likelihood of success must be discussed. Any bare areas after invasive species removal shall be replanted with native vegetation, in addition to the native species proposed to be planted with the 1,800 sq. ft. mitigation area. Consideration shall also be given to removing the English laurel on the site, and any other invasive species that may be present.

7. All mitigation plantings shall be installed prior to final building permit inspection, or an assurance device shall be provided in accordance BIMC 16.20.160.

8. The final mitigation plan shall include performance standards based on the goals and objectives identified in the revised plan. Monitoring reports shall be submitted to the City by December 31st of each monitored year, for 7 consecutive years.

9. If the performance standards in the mitigation plan are not met, a contingency plan shall be submitted to the Department of Planning and Community Development for approval. Any additional permits or approvals necessary for contingency actions shall be obtained prior implementing the contingency plan.

10. The applicant shall submit a recorded notice to title prior to the issuance of the building permits, documenting the presence of the critical area onsite with the Kitsap County Auditor. Such notice shall provide notice in the public record of the presence of a critical area buffer, the application of this chapter to the property, and that limitations on actions in or affecting such areas may exist. The notice must be recorded prior to the issuance of the building permit.

11. No refuse, including but not limited to household trash, yard waste and commercial/industrial refuse, shall be placed in the buffer.

12. The applicant shall comply with the following conditions to the satisfaction of the City Engineer:

    a. The minimal excavation foundation system proposed shall conform to the definition as cited in the City's adopted LID manual, published as the 2012 Low Impact Development Guidance Manual For Puget Sound, and shall contain a combination of driven piles and connecting components at, or above grade and allow the foundation system to engage deeper load-bearing soils without having a to dig out and disrupt upper soil layers.

    b. Surface stormwater from the proposed structure and from the adjacent property to the south shall discharge and disperse at a location and in a manner consistent with BMP T5.10B – Downspout Dispersion Systems. A dispersion trench is required where less than 50 feet of vegetative flow path is provided. Trenches shall be placed as far upland from the wetland as feasible, but no closer than 10 feet downgradient from the reserve on-site septic field. Individual splash blocks may be utilized where the vegetative flow path is at least 50 feet downgradient of the discharge locations.

13. The applicant shall comply with the following conditions to the satisfaction of the City Building Official:

    a. The project shall comply with the City of Bainbridge Island construction codes as adopted by the BIMC, Chapter 15.04.

    b. A soils review is required for the project to ensure compliance with the provisions of Chapter 4 of the International Residential Code.

CITY OF BAINBRIDGE ISLAND
MASTER LAND USE APPLICATION
P100

Project Name:	Euclid Residence
Parcel Number(s):	4167-000-024-0008
Property Address:	N/A

Type of Application (check all that apply)

- ☐ Adjustments to an Approved Land Use:
  - ☐ Major ☐ Minor
- ☐ Administrative Code Interpretation
- ☐ Agricultural Conditional Use
- ☐ Agricultural Retail Plan
- ☐ Boundary Line Adjustment
- ☐ Buffer Enhancement Plan
- ☐ Buoy Application
- ☐ Clearing Permit
- ☐ Conditional Use Permit:
  - ☐ Major ☐ Minor
- ☐ Critical Area Permit:
  - ☐ Major ☐ Minor
- ☐ Housing Design Demonstration Project
- ☐ Legislative Review of Development Regulations
- ☐ Pre-Application Conference
- ☒ Reasonable Use Exception
- ☐ Revision: Type_____
- ☐ Rezone:
  - ☐ Site Specific ☐ Area-Wide
- ☐ Shoreline Conditional Use
- ☐ Shoreline Exemption
- ☐ Shoreline Substantial Development Permit
- ☐ Shoreline Variance
- ☐ Sign Permit
- ☐ Site Plan and Design Review:
  - ☐ Major ☐ Minor
- ☐ State Environmental Policy Act (SEPA) Review
- ☐ Subdivision – Large
- ☐ Subdivision – Long
- ☐ Subdivision – Short
  - ☐ Preliminary
  - ☐ Final
  - ☐ ALT/ADJ/AMEND
- ☐ Variance:
  - ☐ Major ☐ Minor
- ☐ Zoning Verification Letter
- ☐ Wireless:
  - ☐ EFM ☐ WCF
- ☐ Other_____

Project Description: Request for Reasonable Use Exception for a maximum 1200 square foot single family residence new construction due to wetland-related encumbrance

Parcel #	Address	Property Owner
4167-000-024-0008	N/A	Mercury Michael (under contract)

Project Contacts *(owner, surveyor, engineer, etc)*		
Property Owner: Mercury Michael (under contract)		
Address: 701 Winslow Way East		
City: Bainbridge Island	State: WA	Zip: 98110
Email: Mercury@CharterRealEstate.com		Phone: 206.780.6075
Name: Kelsey Laughlin	Agency: Seabold Engineering	
Address: 20903 Indianola Road NE	Function: Civil Engineer	
City: Poulsbo	State: WA	Zip: 98370
Email: Kelsey@SeaboldEng.com		Phone: 360.930.4668
Name: Brenda Ruddick	Agency: AquaTerra LLC	
Address: 11951 Miller Road	Function: Wetland Biologist	
City: Bainbridge Island	State: WA	Zip: 98110
Email: Arbutus5@gmail.com		Phone: 206.619.3167
Name: Nathan Cleaver	Agency: Nathan Cleaver Septic Design	
Address: 262 NW Thompson Rd.	Function: Septic Designer	
City: Poulsbo	State: WA	Zip: 98370
Email: Nathan@NathanCleaver.com		Phone: 360.598.6546

Authorized Agent *(Please attach notarized Owner/Applicant Agreement Form)*		
Name: N/A	Agency:	
Address:		
City:	State:	Zip:
Email:		Phone:

If additional parcels or contacts are required, please attach additional sheets

Submittal requirements for each application are described in the Administrative Manual for Planning Permits: http://www.bainbridgewa.gov/DocumentCenter/View/100.

Supporting information and/or documents may be required to review your application. If you have questions about specific requirements for your project, please consult with planning staff prior to submitting your application.

ELECTRONIC FILES AND FOUR (4) PAPER COPIES ARE REQUIRED FOR ALL SUBMITTED DOCUMENTS

Applications ***must be submitted in person, and by appointment only*** by either the owner or the owner's designated agent. Should an agent submit an application, a ***notarized Owner/Applicant Agreement*** must accompany the application. To schedule an appointment, please contact pcd@bainbridgewa.gov or call (206) 780-3750.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR WILL DELAY PROCESSING.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Mercury Michael	Mercury Michael Mercury Michael (Dec 19, 2018)	December 19, 2018
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Agent)	Signature (Agent)	Date

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 4167-000-024-0003,

located at 0- Euclid Rd

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to Mercury Michael and/or Aaron Murphy to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☒ preapplication conference
- ☒ planning permits
- ☒ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) 12/15/2018 or at termination of contract, whichever occurs first.

MM 1.30.18
mep 1.31.18

Larry R Pritchard 1-25-18
OWNER OF RECORD *DATE*

Marilyn S Pritchard 1-25-18
OWNER OF RECORD *DATE*

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~KITSAP~~ King)

On this 25th *day of* January, 2018, *before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:* Marilyn S Pritchard and Larry R Pritchard

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

DANIEL MIRANDA
Notary Public
State of Washington
My Appointment Expires Dec 22, 2018

Notary Public in and for the State of Washington

Residing at King

My appointment expires: 12/22/2018

CITY OF BAINBRIDGE ISLAND

May 15, 2018

Mercury Michael
1140 Wing Point Way NE
Bainbridge Island, WA 98110

Dear Applicant:

Thank you for meeting with City staff on May 8, 2018 to discuss your proposal to construct a single family residence on a property encumbered by a wetland and wetland buffer. A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below.

General Information
Pre-Application Conference Date: Nov. 14, 2017
Project Name and Number: Euclid SFR PRE - PLN51139
Project Description: Construct SFR on lot encumbered by wetland and wetland buffer
Project Address: Lot 24 at Port Madison
Tax Parcel Number(s): 41670000240003
Tax Parcel Size: 0.37 acres
Zoning/Comp Plan Designation: R-2
Planning Contact: Annie Hillier
Development Engineer: Peter Corelis

Land Use Review Process
Land Use Applications Required
Reasonable Use Exception: BIMC 16.20.080 **–** A reasonable use exception (RUE) is intended to ensure reasonable use of a property when reasonable use of that property cannot be achieved through any other means. Given the extent of the wetland and wetland buffer, and the inability to achieve reasonable use of the property through other means, an RUE appears to be the only way to develop the property as proposed. Criteria for review and approval under BIMC 16.20.080.F must be addressed in the application materials, which includes a maximum total lot coverage of 1,200 square feet, and a mitigation plan developed in accordance with BIMC 16.20.180.G. **A complete and detailed written statement of the reason(s) for requesting the RUE and how the proposal will meet the decision criteria (11) for review and approval under BIMC 16.20.080.F is an application requirement.** One of the decision criteria (#2) requires that the applicant demonstrate that there is no reasonable alternative to the proposal with less impact to the critical area or its required buffer. It does not appear that buffer modification (BIMC 16.20.140.I.8), either through

CITY OF BAINBRIDGE ISLAND

buffer width averaging or buffer width reduction, is feasible on the site given the small lot size and the extent of the encroachment. The applicant shall provide an analysis of alternatives considered, including buffer modification, as a part of the written statement. The RUE application requires a **critical areas report** prepared in accordance with BIMC 16.20.180.F, which includes a site plan that shows surveyed wetland boundaries, and a **mitigation plan** prepared in accordance with BIMC 16.20.180.G. I recommend providing these code references and a copy of the new CAO to the wetlands professional working on this proposal, as a new CAO was recently adopted. See the attached Administrative Manual for additional submittal requirements.
Fees
Planning Fees: $3,816
Approval Body
Quasi-judicial decision by Hearing Examiner (BIMC Table 2.16.010) City staff will send a tentative hearing date to the applicant prior to the Notice of Application.
Review and Recommendation
BIMC 2.16.100: Director (review and recommendation) Planning Commission (optional) Public Hearing (report presented to hearing examiner) **Other required reviews and supplemental information**: Critical Area Report, including Mitigation Plan Kitsap Public Health District review Bainbridge Island Fire Department review Planning Division review Development Engineer review

Bainbridge Island Municipal Code Requirements – Planning Checklist
BIMC 2.16 – Land Use Review Procedures
Review procedures for a Reasonable Use Exception are outlined in BIMC 2.16.100 and BIMC 16.20.080.
BIMC 16.04 – Environmental Policy
The project is subject to the State Environmental Policy Act, as provided in WAC 197-11-800.
BIMC 16.12 – Shoreline Master Program
The subject property is outside of shoreline jurisdiction.
BIMC 16.20 – Critical Areas

CITY OF BAINBRIDGE ISLAND

The wetland delineation and categorization provided with the preapplication materials identifies a category IV wetland onsite. Note that under the new CAO, residential development in R-2 zoning adjacent a category IV wetland requires a **40 ft. buffer**. The majority of the subject parcel appears to be encumbered by the wetland, buffer, and 15 ft. impervious surface setback from the edge of the buffer. Refer to BIMC 16.20.140.H for standards for specific development, uses, and activities within wetlands and buffers. **Compliance with these standards must be demonstrated in application materials (in the critical areas report and mitigation plan, for example), to the extent that they are applicable**. It appears that H.1 (private road construction, i.e. driveway) and H.5 (utilities) are applicable to this proposal. Refer to BIMC 16.20.100 for Aquifer Recharge Protection Area requirements. For this project, the ARPA shall include all existing native vegetation on a site, up to a maximum of 65 percent of the total site area**. A lower percentage is allowed if necessary to achieve a development area of at least 12,500 square feet on a parcel. The ARPA may include the wetland and wetland buffer. Please show the proposed ARPA on the site plan submitted with RUE application materials.** Note that the ARPA shall be documented on a notice to title prior to building permit issuance; this will be a condition of the RUE approval.
BIMC 18.09 – Use Regulations
Development of single family residences is a permitted use under BIMC 18.09.020.
BIMC 18.12 – Dimensional Standards
Lot Coverage: 20%* Front Yard Setback: 25 ft. Side Setback: 5 ft. min,15 ft. total** Rear Yard Setback: 25 ft. Max Building Height: 30 ft. ***Lot coverage is limited to 1,200 square feet for RUE's**. Lot coverage is defined as: that portion of the total lot area covered by buildings, excluding up to 24 inches of eaves on each side of the building, any building or portion of building located below predevelopment and finished grade. Any portion of a slatted or solid deck located more than five feet above grade shall be counted towards lot coverage. ****the applicant is encouraged to establish the minimum side setback from the south lot line. Any alternative, such as that proposed on the application materials submitted with this pre-application conference, must be demonstrated necessary through mitigation sequencing**.
BIMC 18.15 – Development Standards and Guidelines
Development shall comply with the parking standards as set forth in BIMC 18.15.020, which requires **two spaces** for each primary dwelling unit.
BIMC 20.04 – City Fire Code

CITY OF BAINBRIDGE ISLAND

The project shall comply with all applicable provisions of the adopted Fire Code (International Fire Code, 2015 Edition).

Department/Agency Comments
Development Engineer Comment:
Peter Corelis provided the attached comments and can be reached at (206) 780-3759 or pcorelis@bainbridgewa.gov.
Bainbridge Island Fire District Comment:
The Fire District did not have any comments specific to this proposal.
Kitsap Public Health District Comment:
Steve Brown provided the attached comment and can be reached at (360) 337-5285 or steve.brown@kitsappublichealth.org.

The fee for a Reasonable Use Exception is $3,816, due at time of submittal. **Please review the City's Administrative Manual** (http://www.ci.bainbridge-isl.wa.us/DocumentCenter/View/100) **for submittal requirements**. Once you are ready to submit an application for the Reasonable Use Exception, contact Planning and Community Development at (206) 780-3770 or PCD@bainbridgewa.gov to schedule an intake appointment. If you have any questions, please contact me at (206) 780-3773 or ahillier@bainbridgewa.gov.

Sincerely,

Annie Hillier
Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to

CITY OF BAINBRIDGE ISLAND

provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.7633

CITY OF BAINBRIDGE ISLAND

Department of Public Works - Engineering

Memorandum

Date: May 8, 2018

To: Annie Hillier, Planner, Planning and Comm. Development

From: Peter Corelis, P.E., Development Engineer

Subject: PLN51139 PRE – Michael SFR

Project Description:
The proposal is to construct a single-family residence (SFR) within a wetland buffer. The subject parcel is identified by tax id 4167-000-024-0003 and is located along the eastern side of Euclid Avenue NE in the City of Bainbridge Island.

Comments:

1. New access to the COBI ROW shall be improved to the standard paved residential driveway approach detail DWG. 8-170.

2. The land use application shall demonstrate how storm water shall be handled in conformance with current Bainbridge Island Municipal Code (BIMC) 15.20. See the enclosed Site Assessment Review (SAR) recommendation letter for implementation of Low Impact Development (LID) design.

3. The site is not located within the COBI water or sewer service areas.

4. Transportation Impact Fees (TIFs) per BIMC 15.30 shall be required for issuance of a building permit for a new single-family residence.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review.

CITY OF BAINBRIDGE ISLAND

280 Madison Avenue N
Bainbridge Island, Washington 98110
www.bainbridgewa.gov
206.842.2016

SITE ASSESSMENT REVIEW: COMPLETED

Date: May 8, 2018
SmartGov Case No.: SAR80087
Owner: Mercury Michael
mercury@mercurymichael.com
206.780.6075
Mailing Address: Lot on Euclid Ave | Bainbridge Island, WA 98110
Applicant/Agent: Aaron Murphy
Applicant/Agent Email: aaron@adm.architecture.com
Project: Euclid SFR
Site Location: Lot on Euclid Ave | Bainbridge Island, WA 98110
Tax Identification No.: 4167.000.024.0003

This completed Site Assessment Review (SAR) letter serves as an endorsement from the Department of Public Works of the project with recommendations to achieve Low Impact Development (LID) to the maximum extent practicable based on the Department of Ecology's Storm Water Management Manual for Western Washington (SWMMWW). The following LID recommendations apply to the site as it has been presented in the application to reduce vegetation removal, minimize hard surface installation, and mimic natural hydrology. This assessment is non-binding, unless the recommendations are as required under BIMC 15.20. Application for permits with the City of Bainbridge Island for which a SAR is required shall be in substantial conformance with this proposal, or, else a new SAR shall be required.

Project Surfaces/Thresholds:

Threshold	Proposed Project
Proposed New/Replaced Hard Surface Total	1,700 SF
Proposed Land Clearing/Disturbance	3,600 SF
Existing Site Impervious Coverage	(0%)
Total Site Area	16,117 SF
Site Previously Developed Under Adopted Stormwater Regulations (after 2/10/1999)	NO
Type of Development (New or Redevelopment)	Redevelopment

Recommendations:

- This project proposes to construct an approximate 1,200 SF residence with a 500 SF driveway and an associated on-site septic (OSS) drainfield. Part of the house will be located in a wetland buffer.
- An application for a building permit will require the project demonstrate compliance with applicable minimum requirements (MRs) # 1 through 5 of the City's adopted stormwater manual through development of a Stormwater Site Plan (SSP – MR #1), which is the comprehensive report containing all the technical information and analysis necessary for the City to evaluate a proposed development project for compliance with stormwater requirements. Contents of the SSP will vary with the type and size of the project, and individual site characteristics, and contain site-appropriate development principles, as required, to retain native vegetation and minimize impervious surfaces to the extent feasible.
- The project requires a Stormwater Pollution Prevention Plan (SWPPP), also called an Erosion Control Plan (MR #2) that applies to all land-disturbing activities and temporary impacts associated with the project. A well followed SWPPP with established clearing and disturbance limits and clearly thought out phasing helps to minimize unnecessary destruction of healthy soils during the construction process.
- The SWPPP should accompany any clearing, grading, or building permit submittal.

CITY OF BAINBRIDGE ISLAND

280 Madison Avenue N
Bainbridge Island, Washington 98110
www.bainbridgewa.gov
206.842.2016

- Temporary construction entrances and access roads shall be constructed of inert materials. Recycled concrete is strictly prohibited.
- All soils disturbed and compacted during construction/clearing must be amended to restore soil health to 'GOOD' hydrologic conditions by tilling in compost or stripped and stockpiled topsoil where soils allow.
- Retaining or planting trees within 20 feet of hard surfaces is recommended to reduce peak stormwater runoff amounts.
- Site soils and areas that support infiltration (shown not to meet the infeasibility criteria of the stormwater manual) would require full-downspout infiltration or a rain garden sized per the Rain Garden Handbook For Western Washington meeting the 'GOOD' performance standard. Please follow List No. 1 of MR #5 for the required on-site best practices to achieve compliance with the stormwater code for hard surfaces.
- The project shall consider utilizing minimal excavation foundation systems per the 2012 Low Impact Development Guidance Manual For Puget Sound as means of minimizing impacts to the site and the adjacent wetlands. A bid comparison/analysis shall be submitted demonstrating the applicant has engaged the appropriate design and construction professionals to explore this foundation system option. The bid shall be obtained from a designer or installer with previous experience building with this technology.
- Surface stormwater from driveway and parking surfaces shall receive pre-treatment prior to discharging to the wetlands or leaving the site by directing stormwater to vegetated dispersion strips, rain gardens where soils allow, or the use of permeable pavement (outside of the ROW only), or other alternatives consistent with MR #5, On-Site Stormwater Management of the stormwater manual.
- Hardscaping should be constructed of permeable materials or contain wide permeable jointing where feasible to allow infiltration or shallow subsurface filtration of surface stormwater.
- Diffuse flow methods (i.e. BMP C206: Level Spreader) should be used to discharge bypass surface stormwater from the adjoining southern lot into the wetland. It is recommended that where a level spreader dispersion trench is utilized to that it be placed a minimum of 25 feet upgradient of the wetland boundary, 50 feet is preferable.
- Full-dispersion does not appear to be feasible given that the wetland may not be included as part of the 65% retention area, nor used in the 100-foot overland dispersion path for stormwater management per BMP T5.30 of the stormwater manual. [Note, the wetland may be used as part of the designated 65% Aquifer Recharge Protection Area (ARPA)].

Summary

These recommendations are not fully inclusive of all requirements for the site proposal, but represent a comprehensive look at addressing low impact development based on a site specific analysis of the project proposal. Don't hesitate to contact COBI Development Engineering with any further questions or concerns. This letter will be required as a submittal to the follow-on application for subsequent permits.

P.E.

Peter Corelis, P.E.
Development Engineer
Public Works, Engineering

CITY OF BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

LETTER OF TRANSMITTAL

PROJECT NAME	ORIGINAL SUBMITTAL DATE	TRANSMITTAL DATE
EUCLID SFR PRE	04/19/2018	04/22/2018

PROJECT NUMBER	SUFFIX	PROJECT TYPE
PLN51139	**PRE**	Preapplication Conference

PROJECT STREET ADDRESS OR ACCESS STREET	TAX PARCEL NUMBER
LOT 24 AT PORT MADISON	41670000240003

CITY PROJECT MANAGER
ANNIE HILLIER

PHONE (206) 780-3773 EMAIL ahillier@bainbridgewa.gov

REVISION RECEIVED:

PROJECT DESCRIPTION
NEW CONSTRUCTION ON SMALL LOT ENCUMBERED BY WETLANDS

REVIEW PACKET TO

- ☐ SAR APPLICATION REVIEW - SAR REVIEW QUEUE
- ☐ BUILDING REVIEW - BUILDING REVIEW QUEUE
- ☐ FIRE DEPT REVIEW - JARED MORAVEC
- ☐ DEVELOPMENT ENGINEER - DEVELOPMENT ENGINEERING REVIEW QUEUE
- ☒ HEALTH DISTRICT REVIEW
- ☐ OPERATIONS & MAINTENANCE REVIEW - DEVELOPMENT ENGINEERING REVIEW QUEUE

please review electronic documents.
check attached.
thank you!

Owner(s)	Contact(s)
LARRY R PRITCHARD	LARRY R PRITCHARD
PH: E-MAIL:	PH: E-MAIL:

TRANSMITTED DOCUMENTS

DOCUMENT 1	DOCUMENT 2	DOCUMENT 3
HEALTH DISTRICT CHECK	SAR APPLICATION	OWNER/AGENT AGREEMENT

CITY OF BAINBRIDGE ISLAND
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

CITY OF BAINBRIDGE ISLAND

DOCUMENT 4 CONCEPTUAL DESIGN	DOCUMENT 5 APP-PROJECT	DOCUMENT 6 SITE PLAN

COMMENTS DUE BY: *05/06/2018*

COMMENTS ☐ No Comments ☒ See Attached Comments/Conditions

Signed: _____ Date: 5-8-18

Please Print Name: Steven J. Brown

RECEIVED
MAY 03 2018
KITSAP PUBLIC HEALTH DISTRICT

EUCLID AVE NE Bainbridge Island

CHRONOLOGICAL CONTROL SHEET
LAND USE - Other

Applicant: **Larry Pritchard**
Tax ID: **4167-000-024-0003**
Contractor: **N/A**

Memo: **51139** BP: **N/A** DCD-LU: **N/A**

RECEIVED ON	INITIALS	ACTION TAKEN/COMMENTS	ROUTE TO	DATE
05/03/2018	MC	Received Preapp from COBI via SB. Comments due by 05/06/18.		05/03/2018
5-7-18	SSB	Reviewed, small lot ≈ 16,000 s.f. BSA will be required to be approved before building permit issuance.		

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

NOTICE OF INCOMPLETE APPLICATION

EUCLID HOUSE RUE

OWNER: LARRY R PRITCHARD
16415 15TH SW
SEATTLE, WA 98166-2823

APPLICATION RECEIVED: August 16, 2018

PERMIT NUMBER: PLN51139 RUE

PROJECT MANAGER: Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov

PROJECT DESCRIPTION: RUE FOR NEW CONSTRUCTION IN A WETLAND

PROJECT LOCATION: Euclid Ave NE, Bainbridge Island, WA 98110

DATE DETERMINATION MAILED: September 7, 2018

TO COMPLETE THIS APPLICATION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED:

- **Revised Site Plan –** it does not appear that the mitigation area as depicted in the mitigation report will fit in between the SFR and wetland edge as depicted on the site plan, which shows only 4 ft. between the SFR and wetland edge.
- **Revised Wetland Delineation**
  - Figures for Depressional Wetlands, pg. 2, appear to be missing
  - Please show work for question H 2.0, pg. 14
- **Revised Mitigation Plan** – please refer to BIMC 16.20.180.G for report contents, including:
  - **Plot Plan Requirements**:
    - A **legal description and a survey (boundary and topography)** prepared by a licensed surveyor of the proposed development site, compensation site, and location of existing critical area(s) on each. This shall include wetland delineation and existing wetland acreage
    - Zoning setback and critical area buffer requirements;
    - Construction phasing and sequence of construction;
    - Site cross-sections, percent slope, existing and finished grade elevations;
    - Soil and substrate conditions;
    - Grading and excavation plan, including erosion and sediment control plans needed for construction and long-term survival; substrate stockpiling locations and

techniques, and source controls needed for critical area construction and maintenance;
        - **Landscape plans indicating species, types, quantities, locations, size, spacing or density of planting**; planting season or timing; planting instructions, watering schedule and nutrient requirements; source of plant materials or seeds; and, where appropriate, measures to protect plants from destruction or predation; and
        - Water control structures and water-level maintenance practices needed to achieve the necessary hydrocycle/hydroperiod characteristics, etc.
    - **Environmental Goals and Objectives**; this section appears to be completely missing from the mitigation plan. Within this section, please comment on site selection – why was the mitigation site selected? Please also comment on the likelihood of future encroachment into the mitigation area, as it directly abuts the SFR.
    - **Performance Standards**; this section appears to be completely missing from the mitigation plan.
    - **Detailed Specifications**; this section appears to be completely missing from the mitigation plan.
    - **Monitoring Program**; this section appears to be incomplete.

    - **Please revise the Regulatory Requirements** section on page 3; there is no reference to a 1.5:1 ratio in Table 7 of the municipal code.

    - **Please note that the proposal must protect the critical area functions and values** consistent with best available science and result in no net loss of critical area functions and values. The mitigation proposal must provide analysis of how this will be achieved.

    - **If any of the mitigation plan requirements are not applicable to this project**, please provide a detailed explanation as to why the information is unnecessary.

- **Revised Project Narrative** – the narrative must explain ***how*** the proposal will meet **each** decision criteria (refer to BIMC 16.20.080.F). Please provide a detailed explanation under each individual criterion. Particularly, please be sure to address how:
    - The proposal minimizes the impact on critical areas in accordance with *mitigation sequencing** (**see BIMC 16.20.030**), (**describe or list the actions taken for each step of the sequence**);
    - The proposed impact to the critical area is the *minimum necessary* to allow reasonable use of the property; and
    - The proposal addresses *cumulative impacts* of the action.

  *****During the mitigation sequencing process, the applicant shall consider steps to minimize impacts to the wetland/buffer, including:
    - Low impact fencing between the SFR and wetland buffer, and other efforts to prevent future encroachment;
    - Plants between SFR and wetland should be chosen based on ability to provide light and noise screening, i.e. densely planted trees/high stature shrubs;
    - Using elevated walkways around the SFR, rather than at-grade;
    - Direct lights away from wetland;
    - Low-impact foundation designs.

  See Table 7 under BIMC 16.20.140.I for other examples of measures to minimize impacts. The measures should be included in the proposal and coordinated with the mitigation plan.

Please note: Please submit the information requested within 60 days. Failure to do so will result in cancelation of the

application in accordance with the following provision:

BIMC 2.16.020.H Voiding the application due to inactivity. A land use application, whether determined to be complete or incomplete, for which approval has not been granted, may be canceled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, or additional information within 60 days of the request. The planning director may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule within specific target dates for submitting the full revisions, corrections, or other information needed by the requesting department. (ORD 2004-12 § 1, 2004)

Sincerely,

Annie Hillier, Planner

CITY OF BAINBRIDGE ISLAND

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
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NOTICE OF INCOMPLETE APPLICATION

EUCLID HOUSE RUE

OWNER: LARRY R PRITCHARD
16415 15TH SW
SEATTLE, WA 98166-2823

APPLICATION RECEIVED: August 16, 2018

PERMIT NUMBER: PLN51139 RUE

PROJECT MANAGER: Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov

PROJECT DESCRIPTION: RUE FOR NEW CONSTRUCTION IN A WETLAND

PROJECT LOCATION: Euclid Ave NE, Bainbridge Island, WA 98110

DATE DETERMINATION MAILED: September 7, 2018

TO COMPLETE THIS APPLICATION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED:

- **Revised Site Plan** – It does not appear that the mitigation area as depicted in the mitigation report will fit in between the SFR and wetland edge as depicted on the site plan, which shows only 4 ft. between the SFR and wetland edge. *Applicant response: See Figure 3 in AquaTerra 2018b.*
- **Revised Wetland Delineation**
  - Figures for Depressional Wetlands, pg. 2, appear to be missing. *Applicant response: See Figure 2 in AquaTerra 2018a.*
  - Please show work for question H 2.0, pg. 14. *Applicant response: See Page 29 of pdf in AquaTerra 2018a.*
- **Revised Mitigation Plan** – please refer to BIMC 16.20.180.G for report contents, including:
  - **Plot Plan Requirements**:
    - **A legal description and a survey (boundary and topography)** prepared by a licensed surveyor of the proposed development site, compensation site, and location of existing critical area(s) on each. This shall include wetland delineation and existing wetland acreage. *Applicant response: See Figure 3 in AquaTerra 2018b, and Figure 1 (page 9) in the Narrative Statement.*
    - Zoning setback and critical area buffer requirements. *Applicant response: See Figure 3 in AquaTerra 2018b, and Figure 3 (page 11) in the Narrative Statement.*
    - Construction phasing and sequence of construction. *Applicant response: See Figure 3 (page 11) in the Narrative Statement.*
    - Site cross-sections, percent slope, existing and finished grade elevations. *Applicant response: See Figure 4 (page 12) in the Narrative Statement.*
    - Soil and substrate conditions. *Applicant response: See Figure 2 (page 10), and pages 2 and 3 in the Narrative Statement.*

        - Grading and excavation plan, including erosion and sediment control plans needed for construction and long-term survival; substrate stockpiling locations and techniques, and source controls needed for critical area construction and maintenance. *Applicant response: See Figure 3 (page 11), and pages 3 through 5, in the Narrative Statement.*
        - **Landscape plans indicating species, types, quantities, locations, size, spacing or density of planting;** planting season or timing; planting instructions, watering schedule and nutrient requirements; source of plant materials or seeds; and, where appropriate, measures to protect plants from destruction or predation. *Applicant response: See pages 4 and 5 in AquaTerra 2018b.*
        - Water control structures and water-level maintenance practices needed to achieve the necessary hydrocycle/hydroperiod characteristics, etc. *Applicant response: See page 4, Regulatory Requirements, paragraph 2 in AquaTerra 2018b*
    - **Environmental Goals and Objectives**; this section appears to be completely missing from the mitigation plan. Within this section, please comment on site selection – why was the mitigation site selected? Please also comment on the likelihood of future encroachment into the mitigation area, as it directly abuts the SFR. *Applicant response: See Page 3 in AquaTerra 2018b.*
    - **Performance Standards**; this section appears to be completely missing from the mitigation plan. *Applicant response: See Page 5 in AquaTerra 2018b.*
    - **Detailed Specifications;** this section appears to be completely missing from the mitigation plan. *Applicant response: See Pages 3 through 6 in AquaTerra 2018b.*
    - **Monitoring Program;** this section appears to be incomplete. *Applicant response: See Page 5 in AquaTerra 2018b.*
    - **Please revise the Regulatory Requirements** section on page 3; there is no reference to a 1.5:1 ratio in Table 7 of the municipal code. *Applicant response: See Page 4 in AquaTerra 2018b.*
    - **Please note that the proposal must protect the critical area functions and values** consistent with best available science and result in no net loss of critical area functions and values. The mitigation proposal must provide analysis of how this will be achieved. *Applicant response: See Page 5 in AquaTerra 2018b.*
    - If any of the mitigation plan requirements are not applicable to this project, please provide a detailed explanation as to why the information is unnecessary. *Applicant response: All mitigation plan requirements would be implemented.*
- **Revised Project Narrative –** the narrative must explain how the proposal will meet each decision criteria (refer to BIMC 16.20.080.F). Please provide a detailed explanation under each individual criterion. *Applicant response: See pages 5 through 7 in the Narrative Statement.* Particularly, please be sure to address how:
    - The proposal minimizes the impact on critical areas in accordance with mitigation sequencing* (**see BIMC 16.20.030**), (**describe or list the actions taken for each step of the sequence**). *Applicant response: See page 6, criterion 3 in the Narrative Statement.*
    - The proposed impact to the critical area is the minimum necessary to allow reasonable use of the property. *Applicant response: See page 6, criterion 4 in the Narrative Statement.*
    - The proposal addresses cumulative impacts of the action. *Applicant response: See page 7, criterion 10 in the Narrative Statement.*

  *During the mitigation sequencing process, the applicant shall consider steps to minimize impacts to the wetland/buffer, including:
    - Low impact fencing between the SFR and wetland buffer, and other efforts to prevent future encroachment;
    - Plants between SFR and wetland should be chosen based on ability to provide light and noise screening, i.e. densely planted trees/high stature shrubs;
    - Using elevated walkways around the SFR, rather than at-grade;
    - Direct lights away from wetland;
    - Low-impact foundation designs.
    - See Table 7 under BIMC 16.20.140.I for other examples of measures to minimize impacts. The measures should be included in the proposal and coordinated with the mitigation plan.

  Applicant response: See page 6, criterion 3 in the Narrative Statement.

Please note: Please submit the information requested within 60 days. Failure to do so will result in cancelation of the application in accordance with the following provision:

BIMC 2.16.020.H Voiding the application due to inactivity. A land use application, whether determined to be complete or incomplete, for which approval has not been granted, may be canceled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, or additional information within 60 days of the request. The planning director may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule within specific target dates for submitting the full revisions, corrections, or other information needed by the requesting department. (ORD 2004-12 § 1, 2004)

Sincerely,

Annie Hillier, Planner

Applicant Responses-Related References

AquaTerra, LLC (AquaTerra). 2018a. Wetland Delineation, Euclid Property. October 10, 2018.

AquaTerra, LLC (AquaTerra). 2018b. Mitigation Plan, Euclid Property. October 9, 2018.

December 19, 2018

City of Bainbridge Island
Planning & Community Development
Attn: Annie Hillier, City Planner
280 Madison Avenue North
Bainbridge Island, Washington 98110

RE: Revised Narrative Statement Supporting Reasonable Use Exception Application
Euclid Avenue Vacant Parcel, Lot 24, Port Madison

On behalf of the applicant, Mr. Mercury Michael, this document presents to the City of Bainbridge Island (CoBI) the reasons for requesting a Reasonable Use Exception (RUE) for the subject property, which is encumbered by a wetland.

This application is provided subsequent to the preapplication PLN51139 PR – Michael Single Family Residence (SFR) dated May 8, 2018. The Site Assessment Review (SAR) was completed per SmartGove Case No.: SAR80087 and a SAR letter was provided by CoBI to the applicant as of the same date mentioned above.

This application has also been revised to address the "Notice of Incomplete Application" dated September 7, 2018, which follows this narrative statement with the specific pages where the respective responses can be found in this application.

Existing Conditions

Referring to Figure 1, the following summarizes the existing site conditions of the subject parcel:

- Approximately 16,117 square feet (0.37 acres) in size and situated on the east side of Euclid Avenue Northeast, approximately 200 feet north of the intersection with Northeast Lafayette Avenue.
- Located in Section 34, Township 26N, Range 02E, and legally summarized as Lot 24, Plat of Port Madison.
- The tax parcel number is 4167-000-024-0003.
- Bounded to the west by Euclid Avenue Northeast, and to the north, east and south by lots with SFRs.
- The Bainbridge Island Comprehensive Plan designates the subject property zoning as R-2.
- The topography generally slopes to the north and east, with a total vertical relief of about 14 feet.
- Is undeveloped, and the vegetation consists of a forested canopy within and surrounding a wetland, including deciduous trees (mostly red alder and one maple), lady fern, sword fern, salmonberry, and Indian plum. Invasive vegetation includes English ivy, nettles and non-native blackberries. The red alder trees range in diameter between 12 and 21 inches, and the single maple tree is 43 inches in diameter.
- The wetland is situated within the northern portion of the parcel. The center of the wetland is seasonally ponded and fed by the upstream watershed that discharges surface water to the wetland via a 12-inch diameter culvert beneath Euclid Avenue. The surface

water then flows to the east through the wetland and exits the property via another 12-inch diameter culvert.

- Based on the wetland delineation (AquaTearra 2018a) and subsequent site civil survey, the wetland is approximately 3,488 square feet (0.08 acres) in size, which is about 22 percent of the total parcel[1]. The wetland is bounded to the east by the eastern property boundary and coincident fill soil associated with the adjacent parcel.
- The wetland was rated based on functions according to the Revised Wetland Rating System for Western Washington (Ecology 2014b) as Category IV, which are regulated according to the Bainbridge Island Municipal Code (BIMC) Critical Area Ordinance (CAO) Title 16.20.160.
    - The land use impact is high.
    - Category IV wetlands with a high land use receive a standard buffer width of 40 feet from the delineated edge.
    - The total buffer width for the wetland is 40 feet with an additional 15 feet of building setback.
    - All activities are prohibited within the wetland and its buffer except those specified in BIMC CAO (AquaTerra 2018a).
- After applying the wetland buffers, the proposed site development would not be feasible in the absence of the RUE.

Referring to Figure 2 through 4, the following summarizes the existing soil conditions and slopes greater 10 percent:

- The majority of the parcel is mapped as underlain by McKenna gravelly loam (USDA 1980). The stated properties and qualities are as follows:
    - Slope: 0 to 6 percent
    - Depth to restrictive feature: 20 to 39 inches to densic material
    - Natural drainage class: Poorly drained
    - Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
    - Depth to water table: About 0 to 6 inches
    - Frequency of flooding: None
    - Frequency of ponding: Frequent
    - Available water storage in profile: Low (about 3.7 inches)
- The southeastern corner of the parcel is mapped as underlain by Kapowsin gravelly ashy loam (6 to 15 percent slopes) (USDA 1980). The stated properties and qualities are as follows:
    - Slope: 6 to 15 percent
    - Depth to restrictive feature: About 29 inches to densic material; About 25 inches to cemented horizon
    - Natural drainage class: Moderately well drained
    - Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
    - Depth to water table: About 11 to 24 inches
    - Frequency of flooding: None

[1] The northern wetland boundary was not delineated. However, the southern delineated boundary approximately follows the 36 foot topographic contour so the northern boundary is shown continuing in this fashion

    - Frequency of ponding: None
    - Available water storage in profile: Low (about 5.3 inches)
- The entire parcel is mapped by the U.S. Geological Survey (Haugerud 2005) as underlain by Vashon till, which is typically "glacially consolidated, low-permeability unit comprising unstratified clay, silt, cobbles and boulders with ubiquitous coarse-grained lenses and is an extensive surficial unit throughout the south-central Puget Lowland" (Knoedler 2014).
- The slopes outside the wetland are generally more than 10 percent, but generally less than 15 percent. Isolated slopes are as steep as about 32 percent.

Proposed Site Development

The following summarizes the proposed site development:

- The applicant proposes to construct a two-three story 1,200 square foot single-family residence (SFR) with a 500 square foot driveway and associated on-site septic (OSS) drainfield (Figures 3 through 5).
- The proposed site development would incorporate all recommendations presented in the SAR review letter to allow reasonable use of the property; the recommendations were as follows:
    - The application for a building permit would include demonstrated compliance with applicable minimum requirements (MRs) 1 through 5 of the City's adopted stormwater manual through development of a Stormwater Site Plan (SSP) (MR 1), which is the comprehensive report containing all the technical information and analysis necessary for the City to evaluate a proposed development project for compliance with stormwater requirements. MRs 1 through 5 are as follows:
        - MR1 – Preparation of SSPs[2]
        - MR2 – Construction Stormwater Pollution Prevention (SWPP)[3]
        - MR3 – Source Control of Pollution
        - MR4 – Preservation of Natural Drainage Systems and Outfalls
        - MR5 – On-site Stormwater Management, including Applicable Best Management Practice (BMP) T5.14A: Rain Gardens.
    - It is understood that the contents of the SSP would vary with the type and size of the project, and individual site characteristics, and contain site-appropriate development principles, as required, to retain native vegetation and minimize impervious surfaces to the extent feasible.
    - A Stormwater Pollution Prevention Plan (SWPPP), also called an Erosion Control Plan (MR2), would be prepared to address all land-disturbing activities and temporary impacts associated with the project.
        - A well followed SWPPP with established clearing and disturbance limits and clearly thought out phasing would minimize unnecessary destruction of healthy soils during the construction process.

[2] MR1 – Preparation of SSPs would normally not apply because the 2,000 square feet threshold for hard surfaces and 7,000 square feet for land disturbances would not be exceeded. However, the applicant would implement the SAR letter-related recommendation to prepare the SSPs.
[3] MR2 – Preparation of Construction SWPP would normally not apply because the 2,000 square feet threshold for hard surfaces and 7,000 square feet for land disturbances would not be exceeded, but the project would at a minimum consider all 13 Elements of Construction Stormwater Pollution Prevention and develop controls for all elements that pertain to the project site (Ecology 2014a).

        - The SWPPP would accompany any clearing, grading, or building permit submittal.
    - Temporary construction entrances and access roads would be constructed of inert materials. Recycled concrete would be prohibited.
    - All soils disturbed and compacted during construction/clearing would be amended to restore soil health to 'GOOD' hydrologic conditions by tilling in compost or stripped and stockpiled topsoil where soils allow.
    - Retaining or planting trees within 20 feet of hard surfaces would be implemented to reduce peak stormwater runoff amounts.
    - Site soils and areas that support infiltration (shown not to meet the infeasibility criteria of the stormwater manual) would include full-downspout infiltration (splash blocks) combined with permeable pavement[4]. List No. 1 of MR5 would be implemented for the required on-site best practices to achieve compliance with the stormwater code for hard surfaces.
    - The project would utilize minimal excavation foundation systems per the *2012 Low Impact Development Guidance Manual for Puget Sound* as means of minimizing impacts to the site and the adjacent wetlands. A bid comparison/analysis would be submitted demonstrating the applicant has engaged the appropriate design and construction professionals to explore this foundation system option. The bid would be obtained from a designer or installer with previous experience building with this technology.
    - Surface stormwater from driveway and parking surfaces would receive pre-treatment prior to discharging to the wetlands utilizing permeable pavement (outside of the ROW only), or other alternatives consistent with MR5, *On-Site Stormwater Management of the Stormwater* manual.
    - Hardscaping would be constructed of permeable materials or contain wide permeable jointing where feasible to allow infiltration or shallow subsurface filtration of surface stormwater.
    - Diffuse flow methods (i.e. BMP C206: Level Spreader) would be used to discharge bypass surface stormwater from the adjoining southern lot into the wetland. The level spreader dispersion trench would be placed 25 to 50-plus feet upgradient of the wetland boundary.
    - Full-dispersion would likely not be feasible given that the wetland may not be included as part of the 65 percent retention area, nor used in the 100-foot overland dispersion path for stormwater management per BMP T5.30 of the stormwater manual. However, the wetland would be used as part of the designated 65 percent Aquifer Recharge Protection Area (ARPA).
- To minimize adverse impacts to the wetland, the SFR is proposed to be constructed in the southwesternmost corner of the parcel (Figure 3).
- The proposed development would incorporate a Low Impact Development (LID) approach to minimize ground disturbance and excavations, especially where wetland setbacks would be encroached upon.

[4] Due to the site civil survey determining that the site slopes are steeper than mapped by the Bainbridge Island GIS maps, it was determined that a rain garden sized per the Rain Garden Handbook for Western Washington meeting the 'GOOD' performance standard was not feasible.

- The type of proposed foundation support would minimize the amount of excavation and ground disturbance needed. Pin piles or piers are proposed for foundation support within the designated wetland buffer and building setback area, which would result in minimal excavation and/or ground disturbance (Figures 3 and 4).
- The site development would require a new right-of-way access to Euclid Avenue, and transportation impact fees (TIF) would be applied. An approximately 500 square foot driveway would be constructed between Euclid Avenue and the SFR garage (Figures 3 and 5).
- The site is not located within the COBI water or sewer service areas and would therefore require an OSS. The septic tank and related features would be installed south of the proposed SFR, and the drain field would be installed to the east of the SFR (Figures 5 and 6).
    - The primary drainfield would avoid both the wetland buffer and building setback buffer.
    - The reserve drainfield would be within the building setback buffer but avoid the wetland buffer.
    - Both the primary and reserve drainfields would be situated apparently cross-gradient to the onsite wetland. Therefore, groundwater discharge from the septic drainfields would likely not impact the onsite wetland.
- Four red alder trees ranging in diameter from 13 to 16 inches would need to be removed to allow the construction of the SFR and related site development (Figure 1). All four trees are outside the wetland buffer area. Existing invasive plants (primarily English ivy, nettles and non-native blackberry) would be removed and wetland mitigation planting with native vegetation would be implemented per the wetland Mitigation Plan to enhance the existing wetland function (AquaTerra 2018b).
- A 16-foot-wide building setback area would be established between the SFR and the southern property boundary to allow the installation of the septic system and provide for a critical construction-related staging area. No other areas are available onsite outside the wetland and related buffers, or within the immediate proximity of the site, for construction-related staging.

Criteria and Applicant Responses for the Review and Approval of the RUE

The following are the eleven criteria for the review and approval of an RUE (BIMC Title 16, Section 16.20.080), all of which have been addressed by the proposed site development as presented in the above narrative and attached supporting documents. Responses describing how the proposed site development would address each decision criterion are also presented:

1. *The application of this chapter would deny all reasonable use of the property*.
    - After applying the wetland buffers, the proposed site development would not be feasible in the absence of the RUE.
    - All reasonable use of the property would be denied per the application of the BIMC Title 16, Section 16.20, under other forms of application for SFR construction on the subject parcel.
2. *There is no reasonable alternative to the proposal with less impact to the critical area or its required buffer*.

- As described above under Proposed Site Development, the proposed site development has been minimized to the least reasonable extent and designed to mitigate impacts to the wetland, and may improve the function of the wetland when compared to the existing conditions due to the implementation of the Mitigation Plan (AquaTerra 2018b) and the diversion of stormwater from the adjacent parcel to the south to the wetland.

3. *The proposal minimizes the impact on critical areas in accordance with mitigation sequencing (BIMC 16.20.030).*

- The proposed site development would include the following actions to minimize impacts to the wetland and buffer in accordance with mitigation sequencing:
  - Low impact fencing between the SFR and wetland buffer, and signage to prevent future encroachment;
  - Plants between SFR and wetland would be chosen based on their ability to provide light and noise screening, i.e. densely planted trees/high stature shrubs;
  - Using elevated walkways around the SFR within the wetland buffer, rather than at-grade;
  - Directing lights away from the wetland;
  - Low-impact foundation designs;
  - Establish covenants to avoid the use of pesticides within the parcel;
  - Disperse stormwater runoff from the adjacent parcel to the south into the wetland; and
  - Utilize full-downspout infiltration (splash blocks) combined with permeable pavement to disperse stormwater collected from the SFR-related roof and driveway into the near-surface soil upgradient of the wetland.
  - Other actions described above under Proposed Site Development, including the SAR letter recommendations.

4. *The proposed impact to the critical area is the minimum necessary to allow reasonable use of the property.*

- The proposed site development has been reduced to the extent practicable utilizing best available science for mitigating adverse impacts to the environment through the implementation of actions presented in the Mitigation Plan (AquaTerra 2018b), SAR letter recommendations, and BMPs.

5. *The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant, or of the applicant's predecessor, that occurred after February 20, 1992.*

- The applicant and the applicant's predecessor did not engage in property-related actions after February 20, 1992.

6. *The proposed total lot coverage does not exceed 1,200 square feet for residential development.*

- The proposed SFR footprint would not exceed 1,200 square feet.

7. *The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.*

- The proposed site development would not pose an unreasonable threat to the public health, safety, or welfare on or off the property through the implementation of actions presented in the Mitigation Plan (AquaTerra 2018b), SAR letter recommendations, and BMPs.

8. *Any alterations permitted to the critical area are mitigated in accordance with mitigation requirements applicable to the critical area altered.*

- The proposed site development would mitigate impacts to the wetland area through the implementation of actions presented in the Mitigation Plan (AquaTerra 2018b), SAR letter recommendations, and BMPs.

9. *The proposal protects the critical area functions and values consistent with the best available science and results in no net loss of critical area functions and values.*

- The proposed site development would protect the critical area functions and values consistent with the best available science and results in no net loss of critical area functions and values through the implementation of actions presented in the Mitigation Plan (AquaTerra 2018b), SAR letter recommendations, and BMPs.

10. *The proposal addresses cumulative impacts of the action.*

- The proposed site development would address cumulative impacts through the implementation of actions presented in the Mitigation Plan (AquaTerra 2018b), SAR letter recommendations, and BMPs. The parcel to the west and upgradient of the subject property is owned by the Port Madison Water Company and it is our understanding would not be developed in the future. All other adjacent parcels have been developed. Therefore, no adverse cumulative impacts are anticipated within the foreseeable future.

11. *The proposal is consistent with other applicable regulations and standards.*

- The proposed site development would be consistent with all relevant and applicable regulations and standards.

Summary of Reasons for RUE Request

Per the CoBI Administrative Manual *Planning Permit Submittal Requirements*, and the documents received during the Pre-Application meeting, the following summarizes the reasons for requesting the RUE:

- Per the application of BIMC Chapter 16, Section 16.20, under other forms of application for SFR construction on the subject parcel, all reasonable use of the property would be denied.
- Upon review and consideration by all the professionals engaged for this project (including architect, wetlands biologist, civil engineer, and septic designer), the collaborative

evaluation of the parcel has shown the RUE be the only viable alternative to allow construction of a SFR on the subject parcel, considering the wetland-related constraints.

- The inability of the applicant to derive an expected and reasonable use at this subject parcel is not due to any actions of the applicant or the current seller (applicant's predecessor).
- The proposed development would not pose an unreasonable threat to the health, safety, or welfare, on or off the subject property, and off-site mitigation would not be required.
- The proposed development is consistent with all relevant and applicable regulations and standards, including all eleven above-mentioned criteria for considering the approval of an RUE.

Thank you for your consideration of this application, and feel free to contact me if you have a question.

Sincerely,

Mercury Michael
Mercury Michael (Dec 19, 2018)

Mercury Michael

References

AquaTerra, LLC (AquaTerra). 2018a. *Wetland Delineation, Euclid Property*. October 10, 2018.

AquaTerra, LLC (AquaTerra). 2018b. *Mitigation Plan, Euclid Property*. October 9, 2018.

Knoedler, Eric Nathanial. 2014. *Physical Characteristics and Estimated Hydraulic Conductivity from Grain-Size Distribution for Vashon Till, South-Central Puget Lowland, Washington.*

U.S. Department of Agriculture (USDA) Natural Resource Conservation Service. 1980. *Soil Survey of Kitsap County, Washington*. https://websoilsurvey.nrcs.usda.gov/app/. Web site accessed December 16, 2018.

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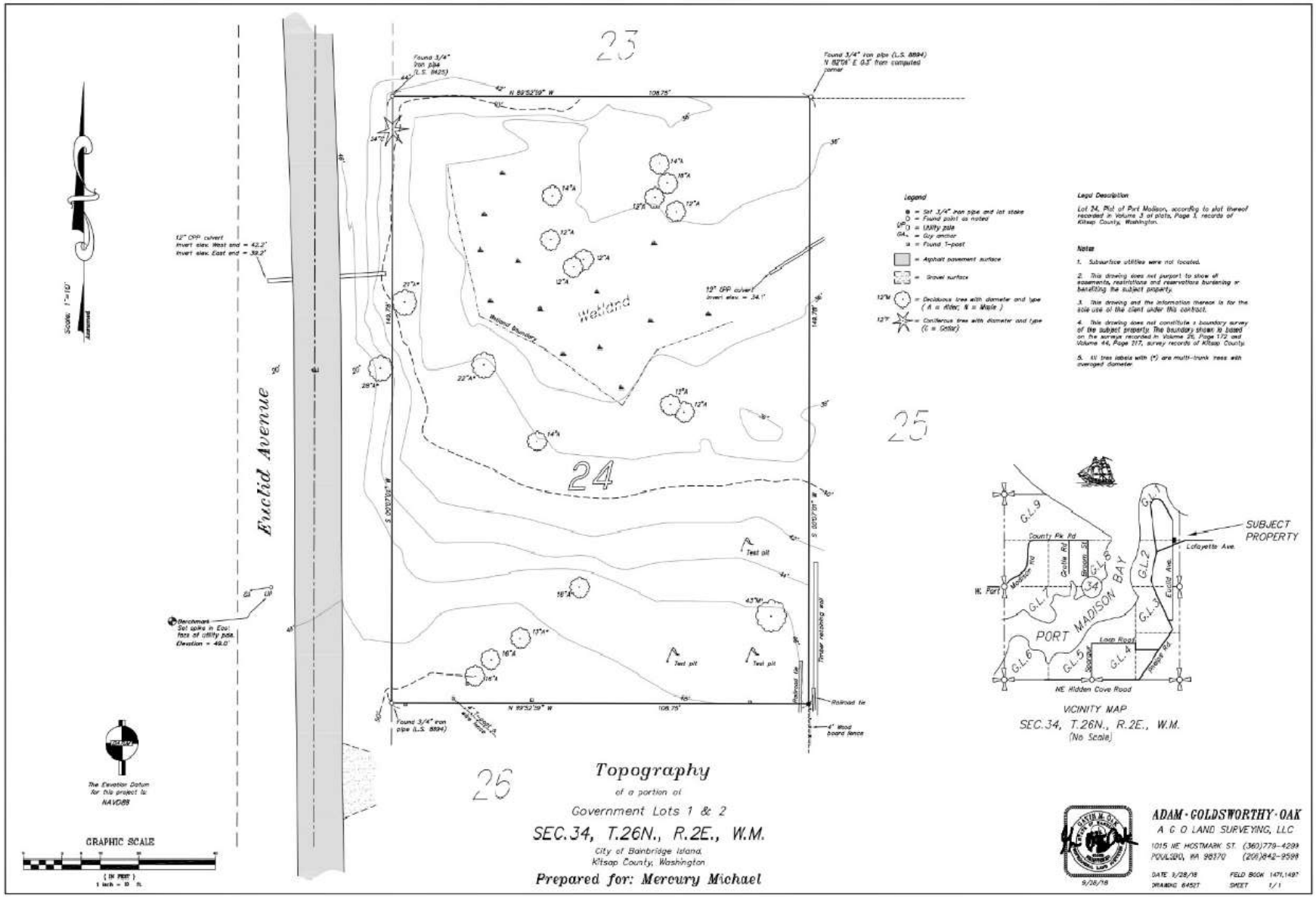


FIGURE 1 – EXISTING SITE CONDITIONS PLAN

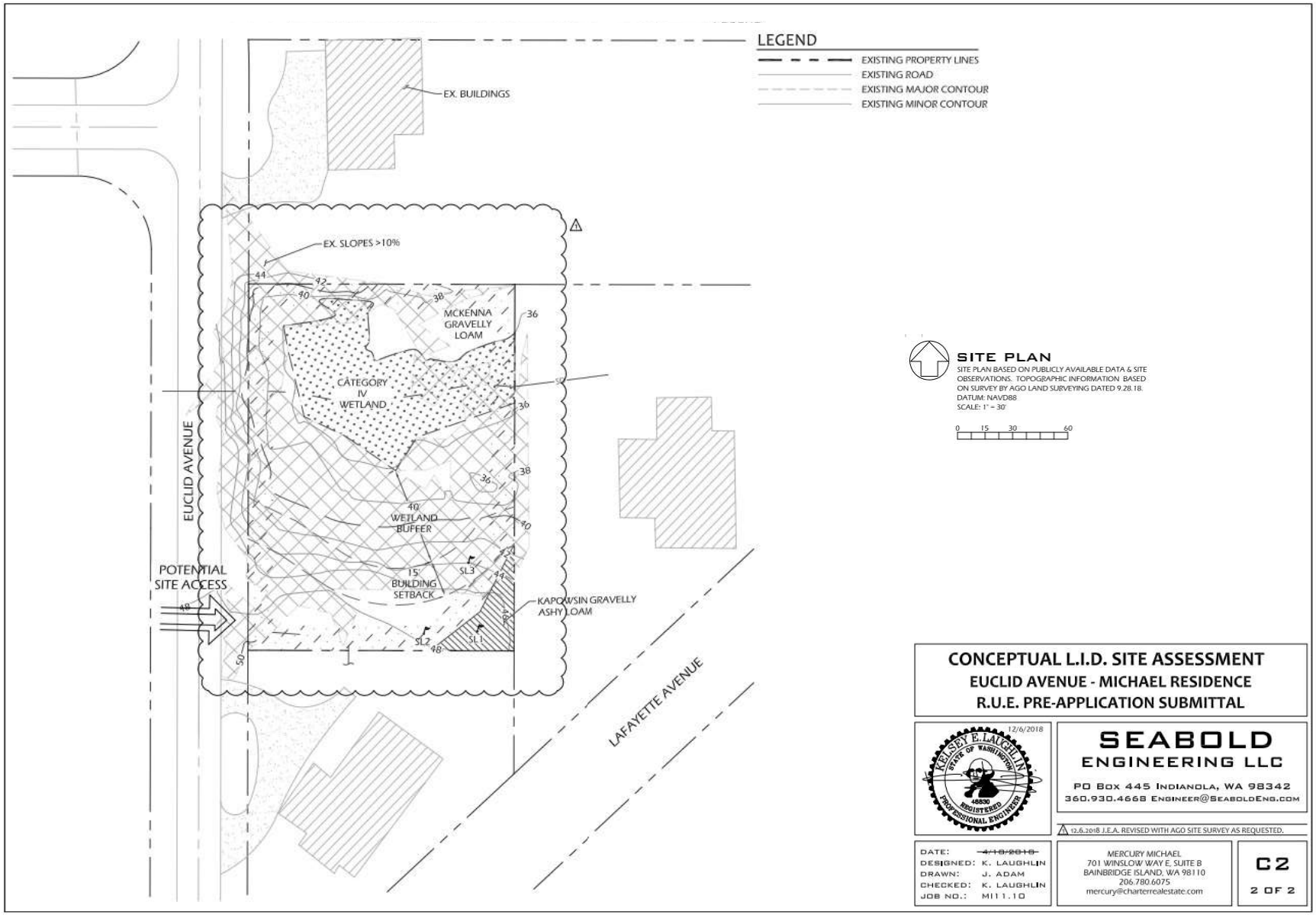


FIGURE 2 – L.I.D. SITE ASSESSMENT PLAN

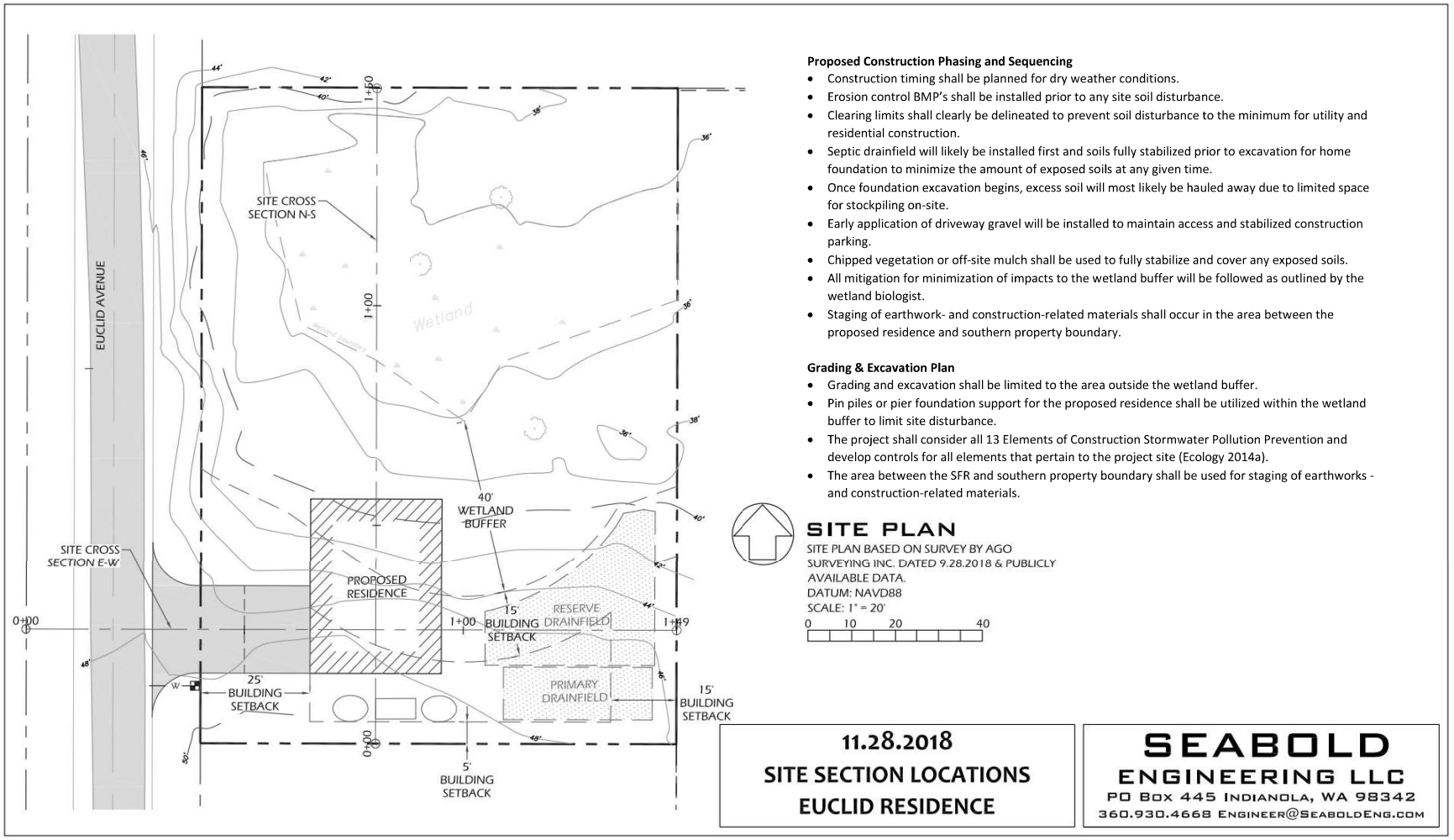


FIGURE 3 – PROPOSED SITE DEVELOPMENT PLAN WITH CROSS SECTION LOCATIONS

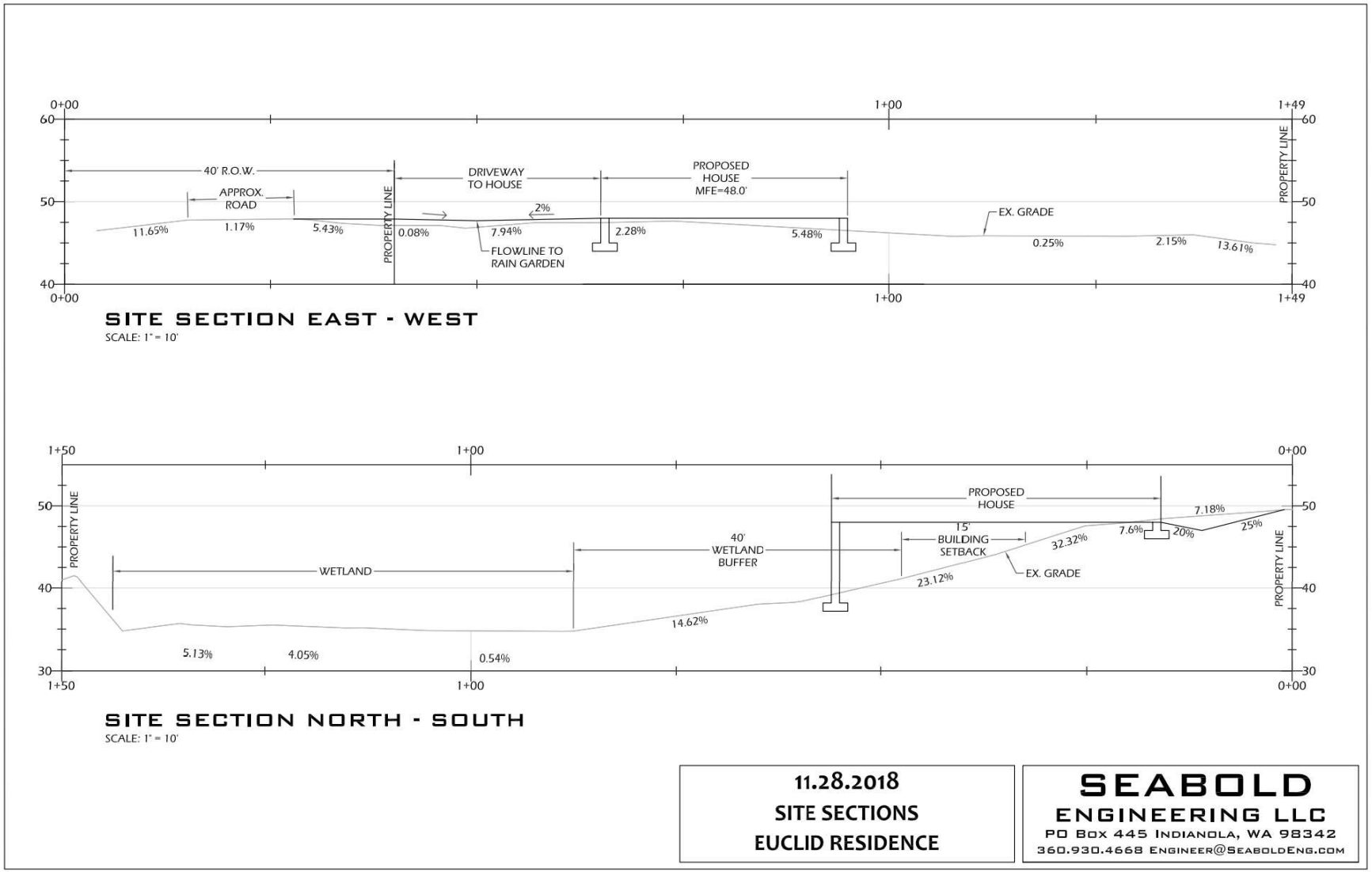


FIGURE 4 – PROPOSED SITE DEVELOPMENT CROSS SECTIONS

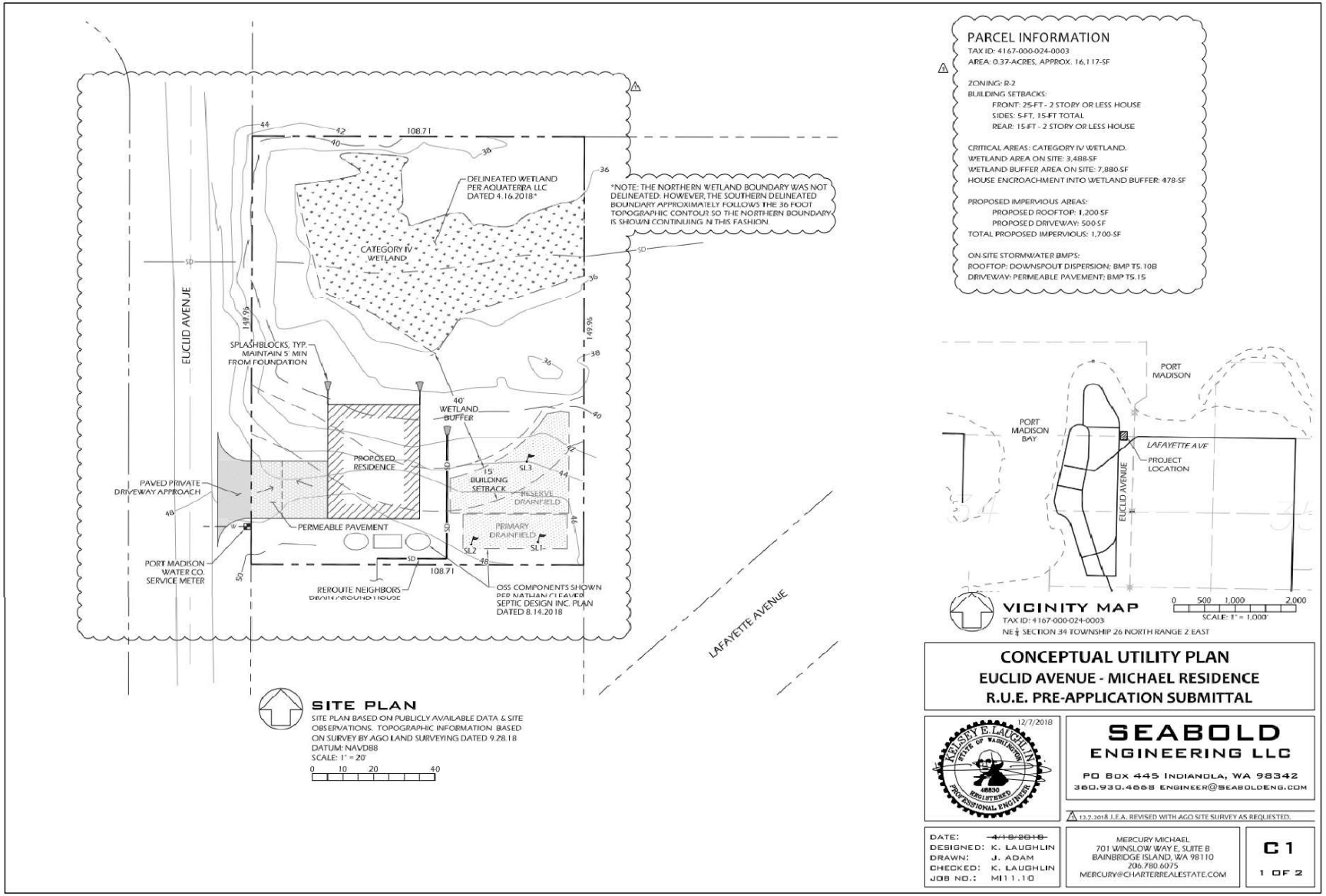


FIGURE 5 – UTILITY PLAN

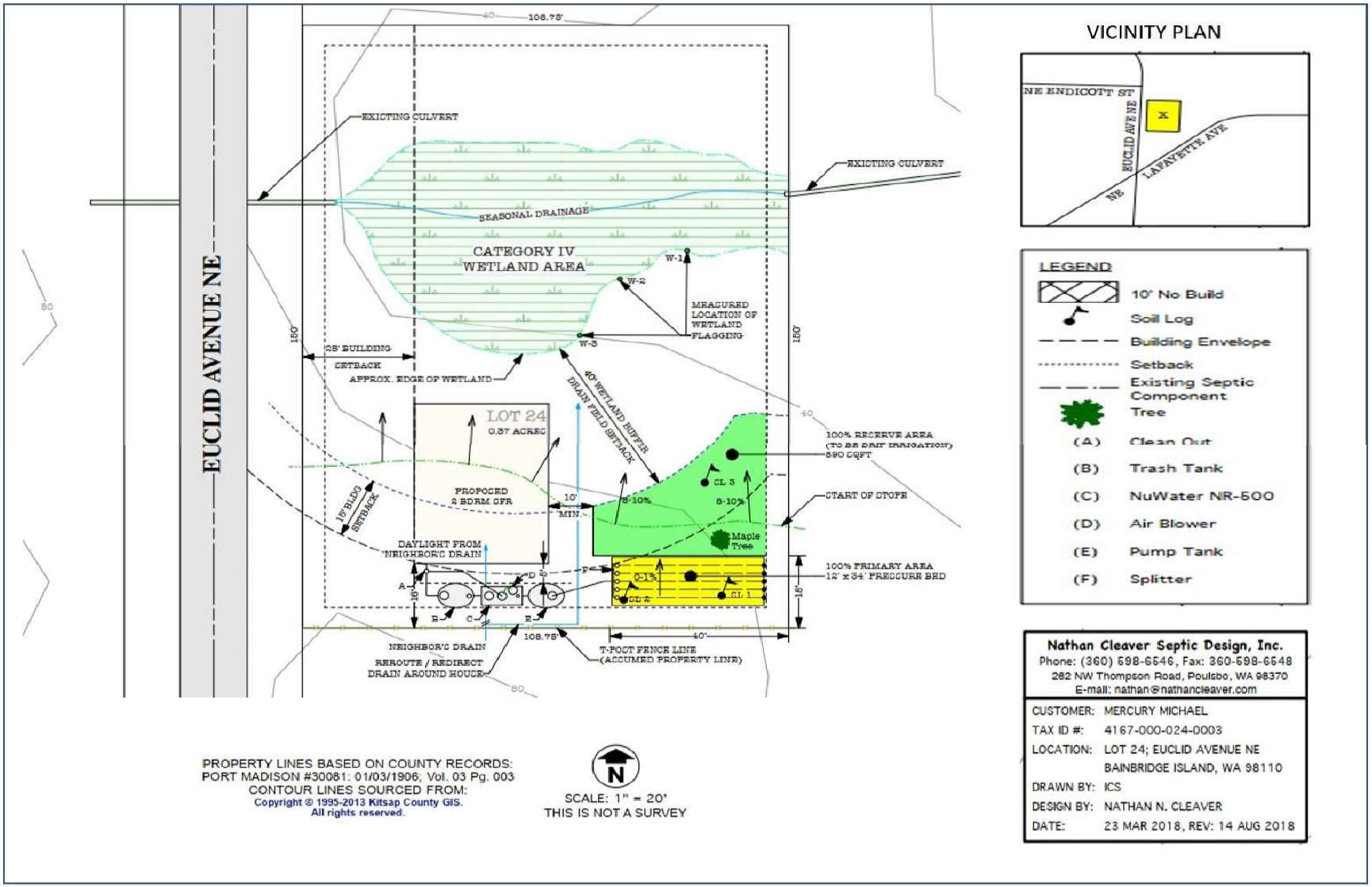


FIGURE 6 – SEPTIC PLAN

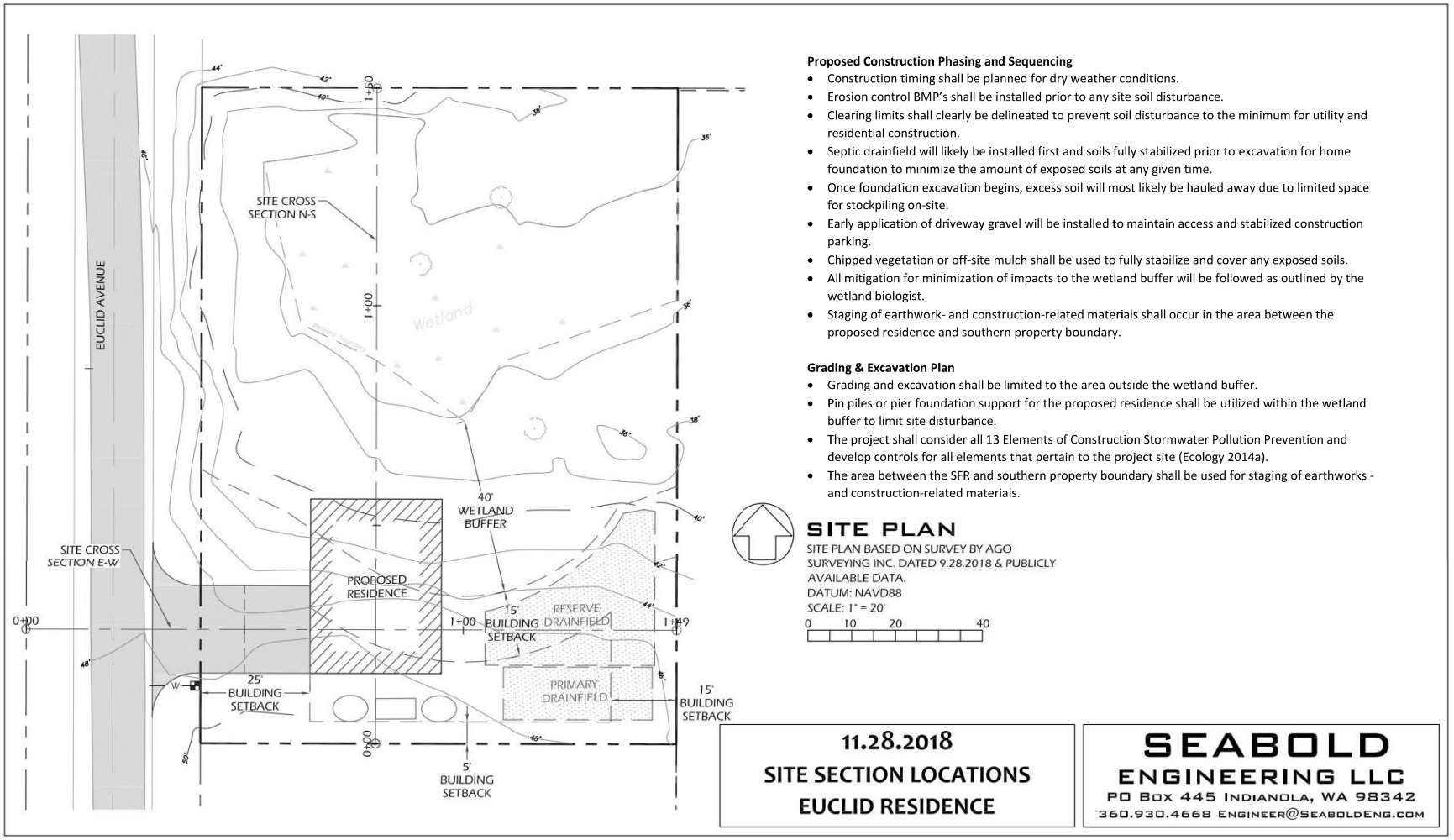


FIGURE 3 – PROPOSED SITE DEVELOPMENT PLAN WITH CROSS SECTION LOCATIONS

Wetland Delineation

Euclid Property

4/16/2018

AquaTerra, LLC
11951 Miller Road
Bainbridge Island, WA 98110
206-619-3167

AquaTerra, LLC

Introduction and Background

A wetland delineation was performed for parcel number 4167-000-024-0003 located on Euclid Ave NE between NE Endicott Street and NE Lafayette Ave in Bainbridge Island, Washington. The property is 0.37 acre in size. It belongs to Larry Pritchard and is located in Section 34, Township 26N, Range 02E. The wetland is located in the northern portion of the subject property. The purpose of the wetland delineation was to establish the wetland boundary and its associated buffer for a future structure.

The parcel slopes down to the north towards the wetland. There are no existing structures on the property. The vegetation consists of a forested canopy surrounding the wetland. The remainder of the property is consists of a few alders, shrubs, and herbaceous species. There is one existing wetland that is located on the northern property boundary. The center of the wetland is seasonally ponded and has a permanently flowing outlet. The outlet is a culvert through which the water flows to the east and exits the property. It is unknown where the water travels to the surface again. A second culvert crosses under Euclid Ave NE, feeding the wetland.

NRCS Soil Survey

The Natural Resources Conservation Service (NRCS) Soil Survey shows one type of soil on the subject property: 32-McKenna gravelly loam. Norma soil is a 10 percent minor component of the soil type and known as a hydric soil.

National Wetland Inventory (NWI)

The US Fish and Wildlife Service NWI mapper does not show the onsite wetland. There are four other wetlands within a mile of the subject wetland. The subject wetland is within 0.1 mile from the Puget Sound. None of the wetlands shown on the mapper tool are associated with the onsite wetland. The City of Bainbridge Island (COBI) GIS mapper shows the onsite wetland. The COBI mapper has several wetlands within a mile of the subject property. None of them are associated with the subject wetland.

Wetland Delineation

Methodology for a routine wetland delineation was used in accordance with guidelines in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (US Army Corps of Engineers 2010). Fieldwork was conducted on February 5, 2018 under cloudy skies and approximately 50°F temperatures. The property is accessed from Euclid Ave NE. There is one depressional wetland in the northern portion of the property (Figure 2). The onsite wetland vegetation is a forested canopy with emergent vegetation. Pink flagging tape was used to mark the wetland edge and labeled W-1 through W-7 (Figure 2).

The onsite wetland vegetation is a forested classification. It consists of red alder (*Alnus rubra*), English ivy (*Hedera helix*), lady fern (*Athyrium filix-femina*), salmonberry (*Rubus spectabilis*), sword fern (*Polystichum munitum*), and Indian plum (*Oemleria cerasiformis*). No signs of recent disturbance were noted. Therefore the delineation was done on the basis of the existence of normal circumstances on the site.

Two data points were dug. The first data point (Test pit 1) was dug 10 feet north of flag W-3, a second data point (Test pit 2) was dug uphill of the wetland, just south of flag W-3. The vegetation surrounding Test pit 1 was dominantly hydrophytic. The soils met the parameters for hydric soils. The soil was found to be a silty loam with a Munsell reading of 10YR 2/1 and no redoximorphic features from 0-6 inches below the surface. The soil from 6-21 inches was a loam with a Munsell reading of 10YR 4/1 with 10% soft masses (10YR 4/6). There was water in the pit to 8 inches below the surface and the soil was saturated to the surface (See Data Forms in Appendix A)

The vegetation surrounding test pit 2 was not dominantly hydrophytic. The soil did not meet the parameters for hydric soils. The soil was found to be a loam with a Munsell reading of 10YR 3/3 and no redoximorphic features from 0-22 inches below the surface. There were no signs of hydrology present (See Data Forms in Appendix A).

Wetland Rating

The wetland was rated based on functions provided by the wetland according to the *Revised Wetland Rating System for Western Washington* (Ecology 2014). The hydrogeomorphic classification for the wetland is depressional and was rated as a depressional wetland. The overall score for the wetland is 14, making it a Category IV wetland. The water quality function score is 6 and the hydrologic function score is 4. The potential for providing habitat function is 5. (See Rating Form in Appendix B)

Category IV wetlands are regulated according to Bainbridge Island Municipal Code (BIMC) Critical Area Ordinanace (CAO) Title 16.20.140. The land use impact is moderate. Category IV wetlands with a moderate land use receive a standard buffer width of 40 feet from the delineated edge (CAO 16.20.140, Table 6). The total buffer width for the wetland is 40 feet with an additional 15 feet of building setback. All activities are prohibited within the wetland and its buffer except those specified in BIMC CAO.

Summary

There was one freshwater wetland found on the southern portion of the property. The wetland was delineated on parcel 4167-000-024-0003. The wetland is rated as a Category IV wetland and regulated under the Bainbridge Island Municipal Code and Critical Area Ordinance. Category IV wetlands with moderate land use receive a buffer total of 40 feet. The total wetland buffer will be 40 feet with an additional 15 foot building setback from the delineated edge of the wetland.

Sincerely,

Brenda Ruddick 4/16/2018

Brenda Ruddick
Wetland Biologist
AquaTerra, LLC

Figure 1

Vicinity Map

*Image from Google maps

Figure 2

Scale: 1"=10'

Assumed

Euclid Avenue

23

24

25

26

Found 3/4" iron pipe (L.S. 8425)

Found 3/4" iron pipe (L.S. 8894) N 82°04' E 0.3' from computed corner

44'

42'

N 89°52'59" W

108.75'

40'

38'

36'

24"C

49'

12" CPP culvert
Invert elev. West end = 42.2'
Invert elev. East end = 39.2'

14"A

18"A

12"A

12"A

12"A

12"A

21"A*

149.78'

Wetland

Wetland boundary

12" CPP culvert
invert elev. = 34.1'

20'

20'

28"A*

22"A*

12"A

12"A

14"A

S 00°07'01" W 149.78'

S 00°07'01" W

Test pit

16"A

43"M*

13"A*

16"A

16"A

Test pit

Test pit

Timber retaining wall

Railroad tie

Railroad tie

4' Wood board fence

48'

50'

Found 3/4" iron pipe (L.S. 8894)

4' T-post & wire fence

N 89°52'59" W

108.75'

GA

UP

Benchmark
Set spike in East face of utility pole.
Elevation = 49.0'

DATUM

The Elevation Datum for this project is:
NAVD88

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Legend

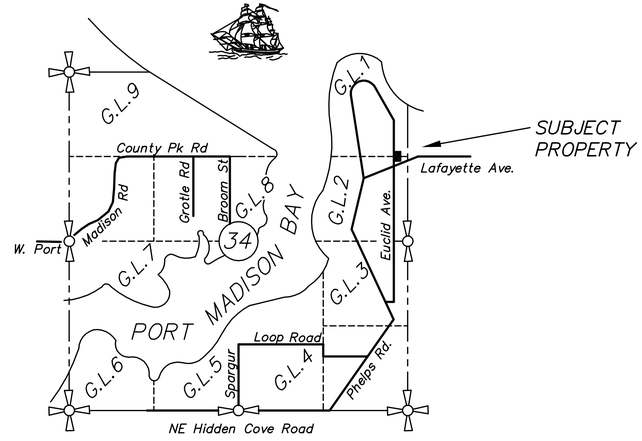
- ● = Set 3/4" iron pipe and lot stake
- ○ = Found point as noted
- UP ○ = Utility pole
- GA ⊣ = Guy anchor
- ⊡ = Found T-post
- = Asphalt pavement surface
- = Gravel surface
- 12"M = Deciduous tree with diameter and type (A = Alder; M = Maple)
- 12"F = Coniferous tree with diameter and type (C = Cedar)

Legal Description

Lot 24, Plat of Port Madison, according to plat thereof recorded in Volume 3 of plats, Page 3, records of Kitsap County, Washington.

Notes

1. Subsurface utilities were not located.
2. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
3. This drawing and the information thereon is for the sole use of the client under this contract.
4. This drawing does not constitute a boundary survey of the subject property. The boundary shown is based on the surveys recorded in Volume 26, Page 172 and Volume 44, Page 217, survey records of Kitsap County.
5. All tree labels with (*) are multi-trunk trees with averaged diameter.



VICINITY MAP
SEC.34, T.26N., R.2E., W.M.
(No Scale)

Topography

of a portion of

Government Lots 1 & 2

SEC.34, T.26N., R.2E., W.M.

City of Bainbridge Island,
Kitsap County, Washington

Prepared for: Mercury Michael

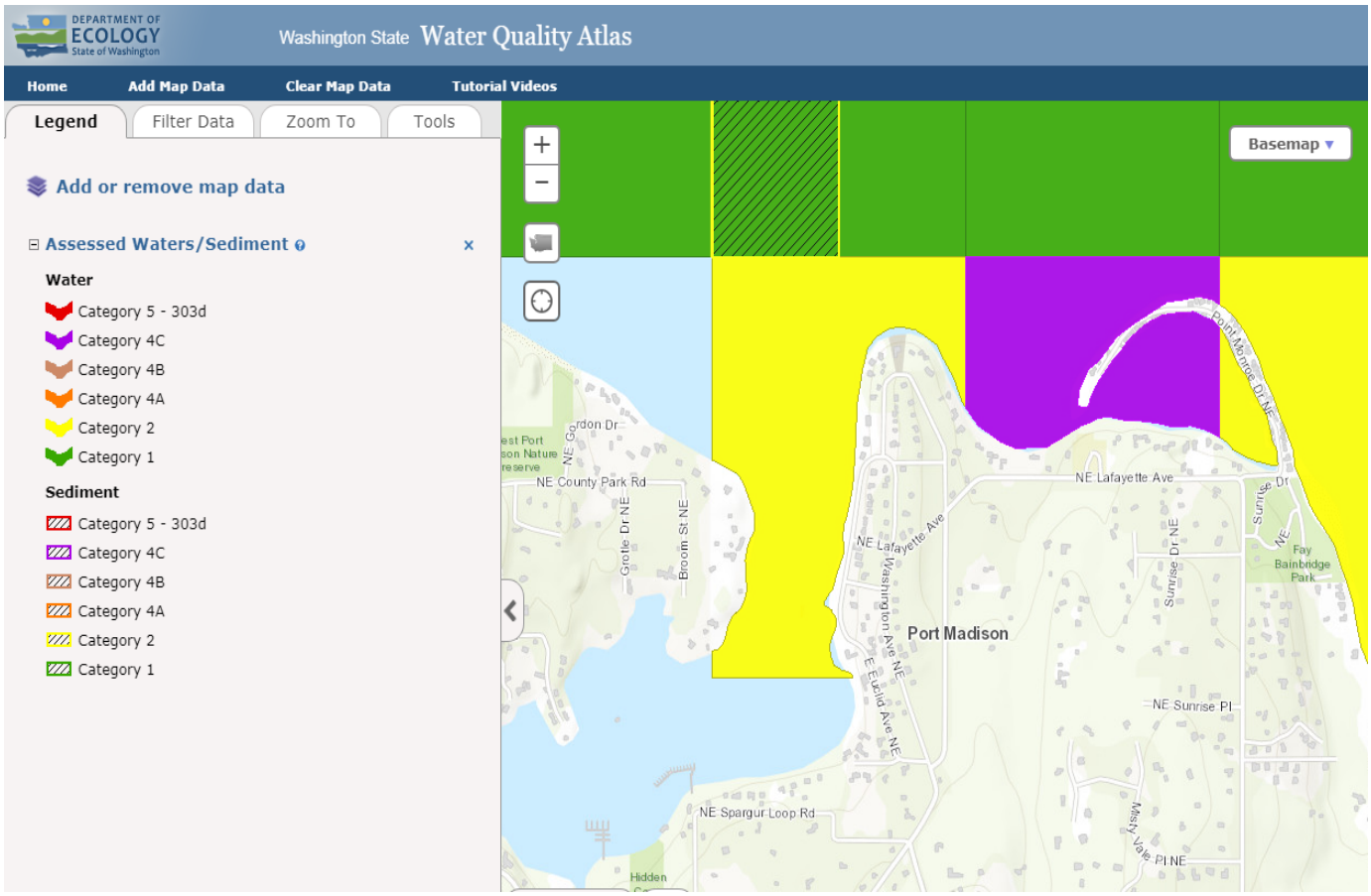
GIVIN M. OAK
STATE OF WASHINGTON
46166
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/28/18

ADAM·GOLDSWORTHY·OAK
A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 9/28/18 FIELD BOOK 1471,1497
DRAWING 6452T SHEET 1/1

Figure 3

303(d) List

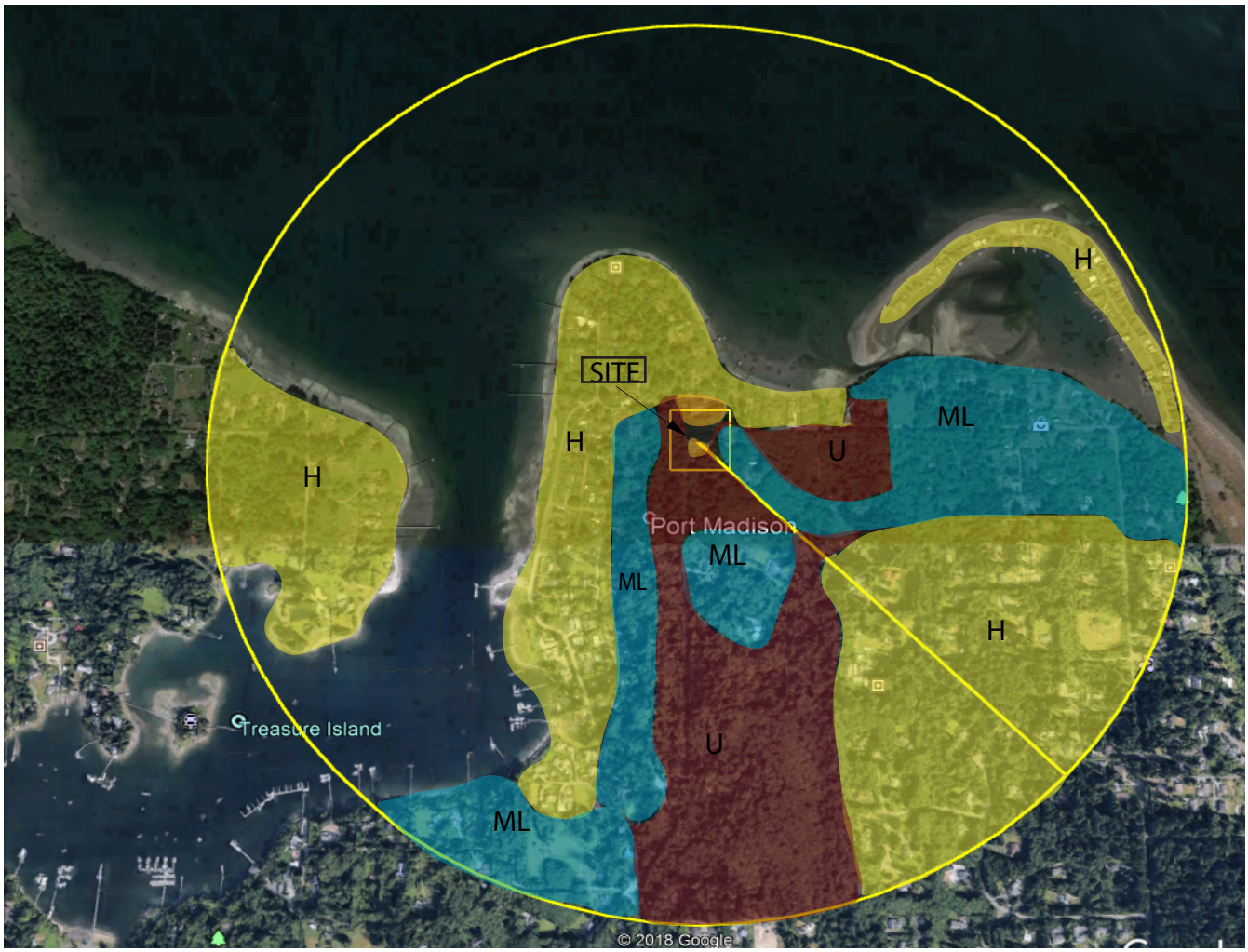


* Image from Ecology website

Figure 4

* Image from Google Earth

Figure 5



* Image from Google Earth

* Square is 150 ft boundary around wetland
* Cirlce is 1km radius around wetland

- Accessible habitat-1% undisturbed, 4% moderate/low impact
- High intensity
- Moderate/low intensity-25%
- Undisturbed habitat in 2 patches-25%

Appendix A

Wetland Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Euclid Property City/County: Bainbridge Island Sampling Date: 2/5/2018

Applicant/Owner: Larry Pritchard State: WA Sampling Point: TP-1

Investigator(s): Brenda Ruddick Section, Township, Range: 34/26N/02E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X No _____	
Wetland Hydrology Present?	Yes X No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Alnus rubra	35	Y	FAC
2.			
3.			
4.			
	35 = Total Cover		
Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Rubus spectabilis	50	Y	FAC+
2. Oemleria cerasiformis	5	N	FACU
3. Hedera helix	100	Y	FACU
4.			
5.			
	155 = Total Cover		
Herb Stratum (Plot size: 30' radius)			
1. Athyrium filix-femina	5	Y	FAC
2. Polysticum munitum	10	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	115	x 4 =	460
UPL species	0	x 5 =	0
Column Totals:	185 (A)		670 (B)

Prevalence Index = B/A = 3.62

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6"	10YR 2/1	100	None				silty loam	
6-21"	10YR 4/1	90	10YR 4/6	10	C	M	loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): 8

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): 0

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Euclid Property City/County: Bainbridge Island Sampling Date: 2/5/2018

Applicant/Owner: Larry Pritchard State: WA Sampling Point: TP-2

Investigator(s): Brenda Ruddick Section, Township, Range: 34/26N/02E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Hedera helix	50	Y	FACU
2. Rubus spectabilis	5	N	FAC+
3. Rubus armeniacus	5	N	FACU
4. Oemleria cerasiformis	20	Y	FACU
5.			
	80 = Total Cover		
Herb Stratum (Plot size: 30' radius)			
1. Lamium galeobdolon	50	Y	NI
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	50 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	75	x 4 =	300
UPL species	0	x 5 =	0
Column Totals:	80 (A)		315 (B)

Prevalence Index = B/A = 3.93

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-22"	10YR 3/3	100	None				loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): 20in

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix B

Wetland Rating Form

Wetland name or number _____

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Euclid Property Date of site visit: 2/5/18

Rated by Brenda Ruddick Trained by Ecology?__ Yes X No Date of training 10/06

HGM Class used for rating Depressional Wetland has multiple HGM classes?___Y X N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*.

Source of base aerial photo/map Google

OVERALL WETLAND CATEGORY IV (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 - 27

_____**Category II** – Total score = 20 - 22

_____**Category III** – Total score = 16 - 19

X **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
		Circle the appropriate ratings		
Site Potential	H M L	H M L	H M L	
Landscape Potential	H M L	H M L	H M L	
Value	H M L	H M L	H M L	**TOTAL**
Score Based on Ratings	6	4	4	14

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	**I II**
Wetland of High Conservation Value	**I**
Bog	**I**
Mature Forest	**I**
Old Growth Forest	**I**
Coastal Lagoon	**I II**
Interdunal	**I II III IV**
None of the above	

Wetland name or number _____

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	Figure 4
Hydroperiods	D 1.4, H 1.2	
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	Figure 2
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	Figure 3
Map of the contributing basin	D 4.3, D 5.3	Figure 1
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	Figure 5
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	Figure 3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants (*can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number _____

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ☐ The wetland is on a slope (*slope can be very gradual*),
   ☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ☐ The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number _____

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number _____

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	1
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0	5
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	0
Total for D 1 Add the points in the boxes above	6

Rating of Site Potential If score is: ___ **12-16 = H** ☑ **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 No = 0	0
Total for D 2 Add the points in the boxes above	3

Rating of Landscape Potential If score is: ___ **3 or 4 = H** ___ **1 or 2 = M** ___ **0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	0
Total for D 3 Add the points in the boxes above	0

Rating of Value If score is: ___ **2-4 = H** ___ **1 = M** ☑ **0 = L** *Record the rating on the first page*

Wetland name or number _____

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	0
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	0
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	3
Total for D 4 Add the points in the boxes above	3

Rating of Site Potential If score is: ☐ **12-16 = H** ☐ **6-11 = M** ☑ **0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	0
Total for D 5 Add the points in the boxes above	2

Rating of Landscape Potential If score is ☐ **3 = H** ☑ **1 or 2 = M** ☐ **0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.* The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0	0
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for D 6 Add the points in the boxes above	0

Rating of Value If score is: ☐ **2-4 = H** ☐ **1 = M** ☑ **0 = L** *Record the rating on the first page*

Wetland name or number _____

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

R 1.0. Does the site have the potential to improve water quality?	
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event:	
Depressions cover >$^3/_4$ area of wetland — points = 8	
Depressions cover > ½ area of wetland — points = 4	
Depressions present but cover < ½ area of wetland — points = 2	
No depressions present — points = 0	
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, **not** Cowardin classes)	
Trees or shrubs > $^2/_3$ area of the wetland — points = 8	
Trees or shrubs > $^1/_3$ area of the wetland — points = 6	
Herbaceous plants (> 6 in high) > $^2/_3$ area of the wetland — points = 6	
Herbaceous plants (> 6 in high) > $^1/_3$ area of the wetland — points = 3	
Trees, shrubs, and ungrazed herbaceous < $^1/_3$ area of the wetland — points = 0	
Total for R 1 — Add the points in the boxes above	

Rating of Site Potential If score is: ___ **12-16 = H** ___ **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

R 2.0. Does the landscape have the potential to support the water quality function of the site?	
R 2.1. Is the wetland within an incorporated city or within its UGA? Yes = 2 No = 0	
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0	
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0	
R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources _____ Yes = 1 No = 0	
Total for R 2 — Add the points in the boxes above	

Rating of Landscape Potential If score is: ___ **3-6 = H** ___ **1 or 2 = M** ___ **0 = L** *Record the rating on the first page*

R 3.0. Is the water quality improvement provided by the site valuable to society?	
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi? Yes = 1 No = 0	
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens? Yes = 1 No = 0	
R 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (*answer YES if there is a TMDL for the drainage in which the unit is found*) Yes = 2 No = 0	
Total for R 3 — Add the points in the boxes above	

Rating of Value If score is: ___ **2-4 = H** ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number _____

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion

R 4.0. Does the site have the potential to reduce flooding and erosion?

R 4.1. Characteristics of the overbank storage the wetland provides:

Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).

If the ratio is more than 20	points = 9
If the ratio is 10-20	points = 6
If the ratio is 5-<10	points = 4
If the ratio is 1-<5	points = 2
If the ratio is < 1	points = 1

R 4.2. Characteristics of plants that slow down water velocities during floods: *Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person height. These are NOT Cowardin classes).*

Forest or shrub for > $^1/_3$ area OR emergent plants > $^2/_3$ area	points = 7
Forest or shrub for > $^1/_{10}$ area OR emergent plants > $^1/_3$ area	points = 4
Plants do not meet above criteria	points = 0

Total for R 4 — Add the points in the boxes above

Rating of Site Potential If score is: ___**12-16 = H** ___**6-11 = M** ___**0-5 = L** *Record the rating on the first page*

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

R 5.1. Is the stream or river adjacent to the wetland downcut?	Yes = 0 No = 1
R 5.2. Does the up-gradient watershed include a UGA or incorporated area?	Yes = 1 No = 0
R 5.3. Is the up-gradient stream or river controlled by dams?	Yes = 0 No = 1
Total for R 5	Add the points in the boxes above

Rating of Landscape Potential If score is:___**3 = H** ___**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

R 6.0. Are the hydrologic functions provided by the site valuable to society?

R 6.1. Distance to the nearest areas downstream that have flooding problems?

Choose the description that best fits the site.

The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds)	points = 2
Surface flooding problems are in a sub-basin farther down-gradient	points = 1
No flooding problems anywhere downstream	points = 0

R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0

Total for R 6 — Add the points in the boxes above

Rating of Value If score is: ___**2-4 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number _____

LAKE FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

L 1.0. Does the site have the potential to improve water quality?	
L 1.1. Average width of plants along the lakeshore *(use polygons of Cowardin classes)*: Plants are more than 33 ft (10 m) wide — points = 6 Plants are more than 16 ft (5 m) wide and <33 ft — points = 3 Plants are more than 6 ft (2 m) wide and <16 ft — points = 1 Plants are less than 6 ft wide — points = 0	
L 1.2. Characteristics of the plants in the wetland: Choose the appropriate description that results in the highest points, and do not include any open water in your estimate of coverage. The herbaceous plants can be either the dominant form or as an understory in a shrub or forest community. *These are not Cowardin classes. Area of cover is total cover in the unit, but it can be in patches. Herbaceous does not include aquatic bed.* Cover of herbaceous plants is >90% of the vegetated area — points = 6 Cover of herbaceous plants is >$^{2}/_{3}$ of the vegetated area — points = 4 Cover of herbaceous plants is >$^{1}/_{3}$ of the vegetated area — points = 3 Other plants that are not aquatic bed > $^{2}/_{3}$ unit — points = 3 Other plants that are not aquatic bed in > $^{1}/_{3}$ vegetated area — points = 1 Aquatic bed plants and open water cover > $^{2}/_{3}$ of the unit — points = 0	
Total for L 1 — Add the points in the boxes above	

Rating of Site Potential If score is: ___**3-12 = H** ___**4-7 = M** ___**0-3 = L** *Record the rating on the first page*

L 2.0. Does the landscape have the potential to support the water quality function of the site?	
L 2.1. Is the lake used by power boats? Yes = 1 No = 0	
L 2.2. Is > 10% of the area within 150 ft of wetland unit on the upland side in land uses that generate pollutants? Yes = 1 No = 0	
L 2.3. Does the lake have problems with algal blooms or excessive plant growth such as milfoil? Yes = 1 No = 0	
Total for L 2 — Add the points in the boxes above	

Rating of Landscape Potential: If score is: ___**2 or 3 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

L 3.0. Is the water quality improvement provided by the site valuable to society?	
L 3.1. Is the lake on the 303(d) list of degraded aquatic resources? Yes = 1 No = 0	
L 3.2. Is the lake in a sub-basin where water quality is an issue (at least one aquatic resource in the basin is on the 303(d) list)? Yes = 1 No = 0	
L 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? *Answer YES if there is a TMDL for the lake or basin in which the unit is found.* Yes = 2 No = 0	
Total for L 3 — Add the points in the boxes above	

Rating of Value If score is: ___**2-4 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number _____

LAKE FRINGE WETLANDS

Hydrologic Functions - Indicators that the wetland unit functions to reduce shoreline erosion

L 4.0. Does the site have the potential to reduce shoreline erosion?	
L 4.1. Distance along shore and average width of Cowardin classes along the lakeshore (**do not** include Aquatic bed): *Choose the highest scoring description that matches conditions in the wetland.*	
> ¾ of distance is Scrub-shrub or Forested at least 33 ft (10 m) wide — points = 6	
> ¾ of distance is Scrub-shrub or Forested at least 6 ft (2 m) wide — points = 4	
> ¼ distance is Scrub-shrub or Forested at least 33 ft (10 m) wide — points = 4	
Plants are at least 6 ft (2 m) wide (any type except Aquatic bed) — points = 2	
Plants are less than 6 ft (2 m) wide (any type except Aquatic bed) — points = 0	

Rating of Site Potential: If score is: ___**6 = M** ___**0-5 = L** *Record the rating on the first page*

L 5.0. Does the landscape have the potential to support the hydrologic functions of the site?		
L 5.1. Is the lake used by power boats with more than 10 hp?	Yes = 1 No = 0	
L 5.2. Is the fetch on the lake side of the unit at least 1 mile in distance?	Yes = 1 No = 0	
Total for L 5	Add the points in the boxes above	

Rating of Landscape Potential If score is ___**2 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

L 6.0. Are the hydrologic functions provided by the site valuable to society?	
L 6.1. Are there resources along the shore that can be impacted by erosion? If more than one resource is present, choose the one with the highest score.	
There are human structures or old growth/mature forests within 25 ft of OHWM of the shore in the unit — points = 2	
There are nature trails or other paths and recreational activities within 25 ft of OHWM — points = 1	
Other resources that could be impacted by erosion — points = 1	
There are no resources that can be impacted by erosion along the shores of the unit — points = 0	

Rating of Value: If score is ___**2 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number _____

SLOPE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

S 1.0. Does the site have the potential to improve water quality?	
S 1.1. Characteristics of the average slope of the wetland: *(a 1% slope has a 1 ft vertical drop in elevation for every 100 ft of horizontal distance*) Slope is 1% or less points = 3 Slope is > 1%-2% points = 2 Slope is > 2%-5% points = 1 Slope is greater than 5% points = 0	
S 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*: Yes = 3 No = 0	
S 1.3. Characteristics of the plants in the wetland that trap sediments and pollutants: Choose the points appropriate for the description that best fits the plants in the wetland. *Dense means you have trouble seeing the soil surface (>75% cover), and uncut means not grazed or mowed and plants are higher than 6 in.* Dense, uncut, herbaceous plants > 90% of the wetland area points = 6 Dense, uncut, herbaceous plants > ½ of area points = 3 Dense, woody, plants > ½ of area points = 2 Dense, uncut, herbaceous plants > ¼ of area points = 1 Does not meet any of the criteria above for plants points = 0	
Total for S 1 Add the points in the boxes above	

Rating of Site Potential If score is ☐ **12 = H** ☐ **6-11 = M** ☐ **0-5 = L** *Record the rating on the first page*

S 2.0. Does the landscape have the potential to support the water quality function of the site?	
S 2.1. Is > 10% of the area within 150 ft on the uphill side of the wetland in land uses that generate pollutants? Yes = 1 No = 0	
S 2.2. Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1? Other sources _____ Yes = 1 No = 0	
Total for S 2 Add the points in the boxes above	

Rating of Landscape Potential If score is ☐ **1-2 = M** ☐ **0 = L** *Record the rating on the first page*

S 3.0. Is the water quality improvement provided by the site valuable to society?	
S 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	
S 3.2. Is the wetland in a basin or sub-basin where water quality is an issue? *At least one aquatic resource in the basin is on the 303(d) list*. Yes = 1 No = 0	
S 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? *Answer YES if there is a TMDL for the basin in which unit is found.* Yes = 2 No = 0	
Total for S 3 Add the points in the boxes above	

Rating of Value If score is ☐ **2-4 = H** ☐ **1 = M** ☐ **0 = L** *Record the rating on the first page*

Wetland name or number _____

SLOPE WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream erosion

S 4.0. Does the site have the potential to reduce flooding and stream erosion?	
S 4.1. Characteristics of plants that reduce the velocity of surface flows during storms: Choose the points appropriate for the description that best fits conditions in the wetland. *Stems of plants should be thick enough (usually > 1/8 in), or dense enough, to remain erect during surface flows.* Dense, uncut, **rigid** plants cover > 90% of the area of the wetland — points = 1 All other conditions — points = 0	

Rating of Site Potential If score is ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

S 5.0. Does the landscape have the potential to support the hydrologic functions of the site?	
S 5.1. Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff? Yes = 1 No = 0	

Rating of Landscape Potential If score is ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

S 6.0. Are the hydrologic functions provided by the site valuable to society?	
S 6.1. Distance to the nearest areas downstream that have flooding problems: The sub-basin immediately down-gradient of site has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds) — points = 2 Surface flooding problems are in a sub-basin farther down-gradient — points = 1 No flooding problems anywhere downstream — points = 0	
S 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	
Total for S 6 — Add the points in the boxes above	

Rating of Value If score is ___ **2-4 = H** ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number _____

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

____Aquatic bed	4 structures or more: points = 4
X___Emergent	3 structures: points = 2
____Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1
X___Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

X___The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

____Permanently flooded or inundated	4 or more types present: points = 3
X___Seasonally flooded or inundated	3 types present: points = 2
____Occasionally flooded or inundated	2 types present: points = 1
X___Saturated only	1 type present: points = 0
____Permanently flowing stream or river in, or adjacent to, the wetland	
____Seasonally flowing stream in, or adjacent to, the wetland	
____**Lake Fringe wetland**	**2 points**
____**Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

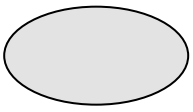
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species	points = 2
5 - 19 species	points = 1
< 5 species	points = 0

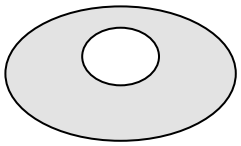
1

H 1.4. Interspersion of habitats

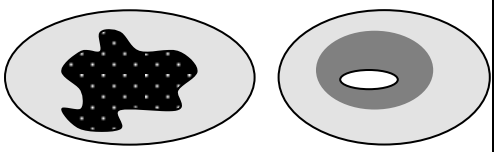
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points

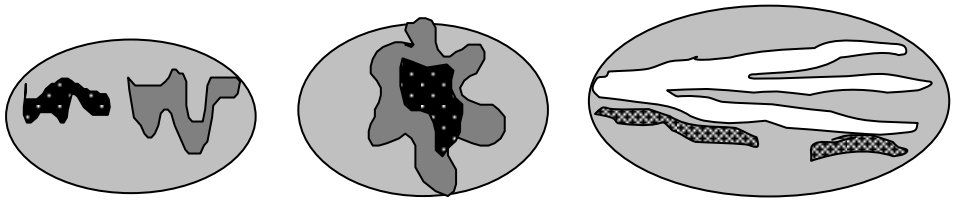


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3points



1

Wetland name or number _____

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ____Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). X Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* ____At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ____Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	1
Total for H 1 Add the points in the boxes above	6

Rating of Site Potential If score is ☐ **15-18 = H** ☐ **7-14 = M** ☑ **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 1 + [(% moderate and low intensity land uses)/2] 2 = 3 % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 25 + [(% moderate and low intensity land uses)/2] 12.5 = 37.5 % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	2
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	0
Total for H 2 Add the points in the boxes above	2

Rating of Landscape Potential If score is ☐ **4-6 = H** ☑ **1-3 = M** ☐ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0	1

Rating of Value If score is ☐ **2 = H** ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

Wetland name or number _____

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

☐ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

☐ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

☐ **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

☐ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

☐ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

☑ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

☐ **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

☐ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number _____

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	**Category**
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes –Go to **SC 1.1** No= **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No - Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes **–** Go to **SC 2.2** No **–** Go to **SC 2.3** SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes **= Category I** No **= Not a WHCV** SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes **– Contact WNHP/WDNR and go to SC 2.4** No **= Not a WHCV** SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes **= Category I** No **= Not a WHCV**	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to **SC 3.3** No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** No = **Is not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Is a Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Is a Category I bog** No **= Is not a bog**	**Cat. I**

Wetland name or number _____

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = **Category I** No = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* Yes – Go to **SC 5.1** No = **Not a wetland in a coastal lagoon**	**Cat. I**
SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to **SC 6.1** No = **not an interdunal wetland for rating**	**Cat I**
SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2**	**Cat. II**
SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3**	**Cat. III**
SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	

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Mitigation Plan
Euclid Property

10/9/2018
AquaTerra, LLC
11951 Miller Road
Bainbridge Island, WA 98110
206-619-3167

AquaTerra, LLC

Introduction and Background

One category IV wetland exists on parcel 4167-000-024-0003 located on Euclid Ave NE between NE Endicott Street and NE Lafayette Ave in Bainbridge Island, Washington (Figure 1). The property belongs to Larry Pritchard. It is 0.37 acres in size and is located in Section 34, Township 26N, Range 02E. The wetland is located in the northern portion of the subject property along the property boundary. A wetland delineation was conducted in 2018. The purpose of this mitigation plan is to apply for a Reasonable Use Exception (RUE) for a future single family residence.

The majority of the property is encumbered by the wetland and its buffer. The applicant has designed a building plan that will avoid the greatest amount of impact to the wetland and its buffer.

Existing Conditions

The parcel is located on the eastern side of Euclid Drive NE. It slopes down to the north toward the existing wetland. There are no existing structures on the property (Figure 2). The property consists of undisturbed vegetation. The northern portion of the property is a forested canopy with a small seasonal ponding area. There is a seasonal stream that flows out of the ponding area to the east. The seasonal stream continues on to the eastern adjacent property. The southern portion of the property consists of groundcover and herbaceous vegetation. A fair amount of the center of the property is encumbered by English ivy (*Hedera helix*). The herbaceous vegetation in the northern portion is mainly dead nettle (*Lamium galeobdolon*), an invasive species. The onsite wetland is regulated by Bainbridge Island Municipal Code (BIMC).

Project Description

The wetland and its buffer cover the majority of the parcel. Plans for the construction of a single family residence will be submitted with a building permit. The building will be situated on the

property to minimize the impact to the buffer and be as far away from the wetland as practicably possible considering the need for a 15- to 20-foot-wide staging area between the building and southern property boundary during construction. The single family residence will have a 1200 square foot footprint to meet the RUE regulations of no larger than a 1200 square foot footprint (BIMC 16.20.080). A driveway will be installed to access the single family residence from Euclid Ave. A significant portion of the property is covered with English ivy (*Hedera helix*) and dead nettle (*Lamium galeobdolon*). It is recommended to remove the English ivy and dead nettle to be replanted with native vegetation (listed below).

Environmental Goals and Objectives

It is the goal of this mitigation plan to uphold the function and value of the wetland and its buffer. There will be no net loss of wetland function due to the construction of a single family residence.

Much of the existing buffer consists of non-native plant species, English ivy (*Herdera helix*) and dead nettle (*Lamium galeobdolon*). The removal of this low lying invasive vegetation will benefit the wetland habitat. The function and value of the buffer will only increase by replacing the invasive species with native shrubs and trees. The native vegetation will provide a dense vegetation buffer for wildlife. The planting area includes the area between the single family residence and the wetland. This area in particular is important to remove invasive species in order to minimize the impact of the single family residence on the wetland. The effects to the wetland will be best minimized by replacing the current ground-cover vine and herbaceous vegetation.

Minimization and Mitigation Measures

Minimization/Avoidance for Temporary Impacts

During the course of the restoration, standard best management practices (BMPs) will be implemented. These BMPs include, but are not limited to:

- Installing appropriate sedimentation and erosion control where necessary, such as silt fencing

- Plant buffer with dense vegetation
- Minimize light pollution by directing lights away from the wetland
- Minimize noise impacts by placing noise generating equipment away from the wetland
- All toxic materials to be kept out of the wetland and its buffer
- Prevention of all materials and debris of entering the wetland and its buffer
- Keeping noise and artificial light to minimum, artificial light should be directed away from the wetland when possible

Mitigation for Permanent Impacts

In order to mitigate for loss of vegetation from the impacted area, native plants will be installed. All invasive vegetation will be removed prior to the planting process. English ivy and dead nettle are the primary invasive vegetation. Once the invasive vegetation is removed, mulch will be added to help prevent the re-establishment of invasive species and promote the growth of the planted native species.

Regulatory Requirements

The impacted portion of the buffer will be no greater than 1200 square feet which will be replanted at a ratio of 1.5:1. This is in accordance with 16.20.140 Table 8. This will require a total of 1800 square feet of buffer restoration.

Planting must occur during the spring or autumn seasons in order to promote the survival of new vegetation. Therefore, planting will be implemented October through November or March through June. Plants can be bare root or potted. If planting is implemented during the fall, all plants must be watered when there has been no precipitation for 2 days for a full year. If planting is implemented in the spring, watering must occur when there has been no precipitation for 2 days. In both cases watering will continue every other day while no precipitation occurs.

Restoration and Enhancement

When construction is completed and the blackberries have been removed at least 3 inches of mulch will be laid down to promote vegetation growth and deter growth of invasive species. All invasive species in the section of the buffer to be re-established will be removed by hand. The following are recommended species to be planted within the restored area:

Common Name	Latin Name	Size	Spacing	Quantity
Western red cedar	*Thuja plicata*	3 gal	15 ft	2
Red alder	*Alnus rubra*	3 gal	15 ft	5
Salmonberry	*Rubus spectabilis*	1 gal	6ft.	20
Indian plum	*Oemleria cerasiformis*	1 gal	6ft	10
Sword fern	*Polystichum munitum*	1 gal	3ft.	20
Lady fern	*Athyrium filix femina*	1 gal	3ft	20

The approximately 1800 square feet of restored buffer is highlighted within the red polygon in figure 3.

Monitoring Program

The re-established area will be monitored for no less than 7 years. This is in accordance with BIMC 16.20.180.G. No less than 7 sample plots will be randomly chosen after the project is completed. These sample plots will be photographed every year and submitted to the City of Bainbridge Island to demonstrate the success of the planted vegetation.

Performance Standards, Maintenance, and Contingency Plan

All restoration and enhancement will be completed within the compliance of the mitigation plan (BIMC 16.20.180.G). In the first year, all planted vegetation will have 100% survival and the removed invasive vegetation should have a coverage of less than 20%. Vegetation survival should be at least 80% for the second year and at least 75% of the original planting for the third year. Every year after, the survival shall be no less than 75% of the original as built mitigation plan. If the percentage of surviving plants falls below the required amount, the vegetation shall be replaced at the expense of the applicant.

The applicant shall demonstrate financial resources required to complete the scope of this mitigation plan.

Summary

A category IV wetland and its buffer encompass the majority of the subject property. The property qualifies for a reasonable use exception permit. A single family residence with no more than a 1200 square foot footprint, with proper minimization and mitigation, will be allowed to be built on the property (BIMC 16.20.080). The applicant will minimize the impact to the wetland and its buffer and restore the buffer by implementing the mitigation plan presented above.

Sincerely,

Brenda Ruddick 10/9/2018

Brenda Ruddick
Wetland Biologist

Figure 1

Vicinity Map

*Image from Google maps

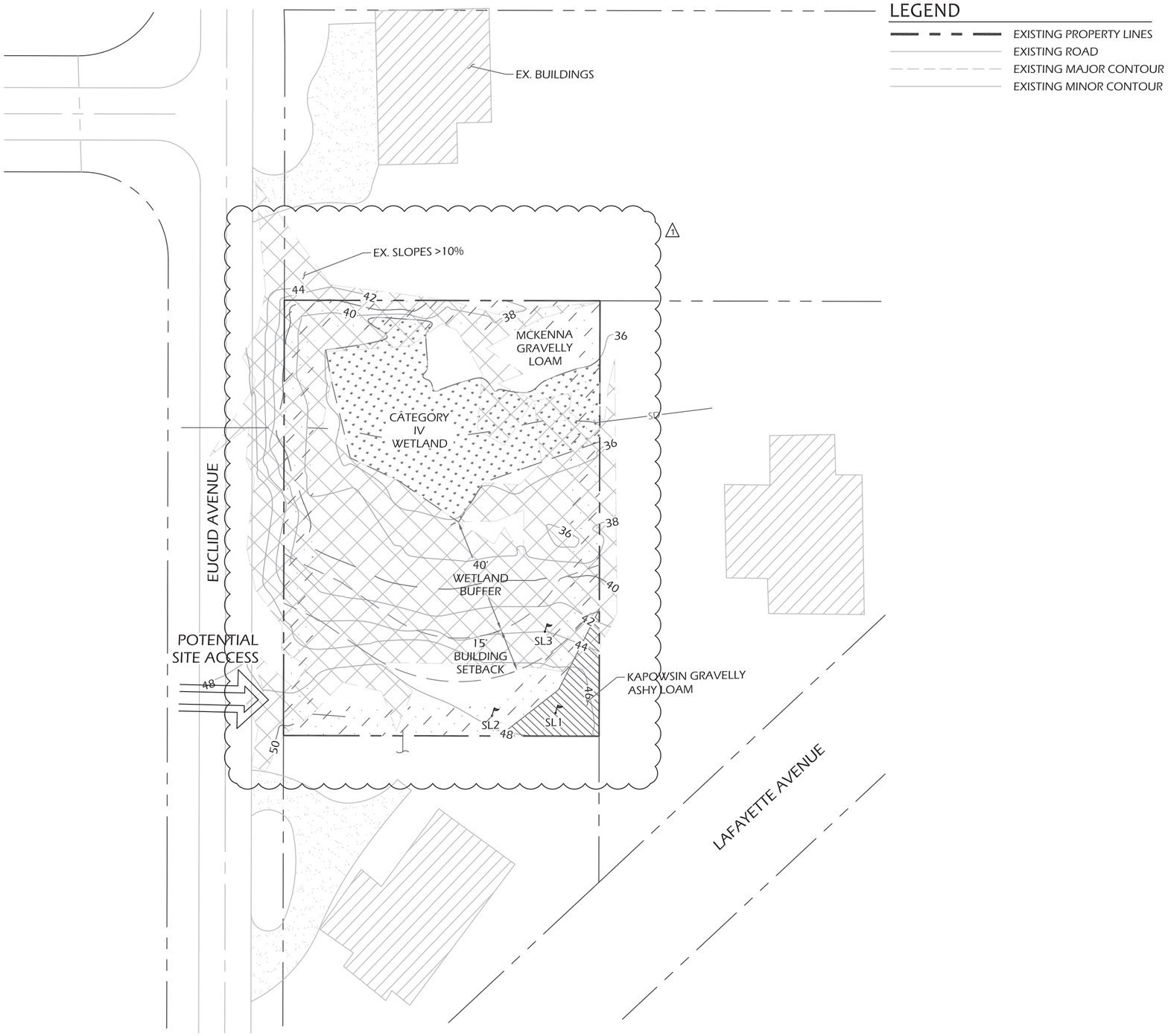


Figure 2

SITE PLAN

SITE PLAN BASED ON PUBLICLY AVAILABLE DATA & SITE OBSERVATIONS. TOPOGRAPHIC INFORMATION BASED ON SURVEY BY AGO LAND SURVEYING DATED 9.28.18.
DATUM: NAVD88
SCALE: 1" = 30'

0 15 30 60

CONCEPTUAL L.I.D. SITE ASSESSMENT
EUCLID AVENUE - MICHAEL RESIDENCE
R.U.E. PRE-APPLICATION SUBMITTAL

12/6/2018

KELSEY E. LAUGHLIN
STATE OF WASHINGTON
48830
REGISTERED
PROFESSIONAL ENGINEER

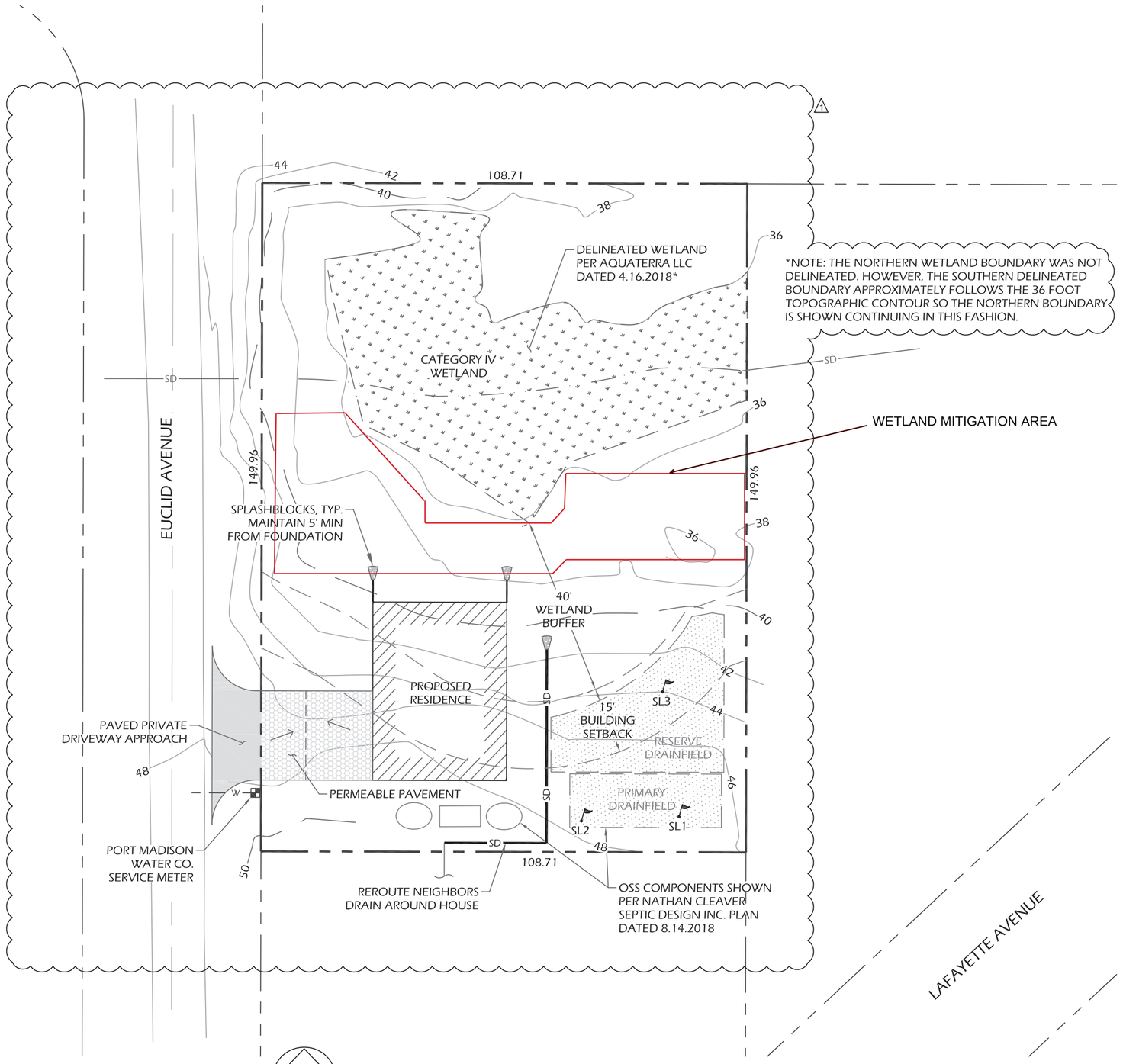
SEABOLD
ENGINEERING LLC
PO Box 445 Indianola, WA 98342
360.930.4668 Engineer@SeaboldEng.com

1 12.6.2018 J.E.A. REVISED WITH AGO SITE SURVEY AS REQUESTED.

DATE: ~~4/18/2018~~
DESIGNED: K. LAUGHLIN
DRAWN: J. ADAM
CHECKED: K. LAUGHLIN
JOB NO.: MI11.10

MERCURY MICHAEL
701 WINSLOW WAY E, SUITE B
BAINBRIDGE ISLAND, WA 98110
206.780.6075
mercury@charterrealestate.com

C2
2 OF 2



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DATUM: NAVD88
SCALE: 1" = 20'

0 10 20 40

PARCEL INFORMATION

TAX ID: 4167-000-024-0003
AREA: 0.37-ACRES, APPROX. 16,117-SF

ZONING: R-2
BUILDING SETBACKS:
- FRONT: 25-FT - 2 STORY OR LESS HOUSE
- SIDES: 5-FT, 15-FT TOTAL
- REAR: 15-FT - 2 STORY OR LESS HOUSE

CRITICAL AREAS: CATEGORY IV WETLAND.
WETLAND AREA ON SITE: 3,488-SF
WETLAND BUFFER AREA ON SITE: 7,880-SF
HOUSE ENCROACHMENT INTO WETLAND BUFFER: 478-SF

PROPOSED IMPERVIOUS AREAS:
- PROPOSED ROOFTOP: 1,200-SF
- PROPOSED DRIVEWAY: 500-SF

TOTAL PROPOSED IMPERVIOUS: 1,700-SF

ON-SITE STORMWATER BMP'S:
ROOFTOP: DOWNSPOUT DISPERSION; BMP T5.10B
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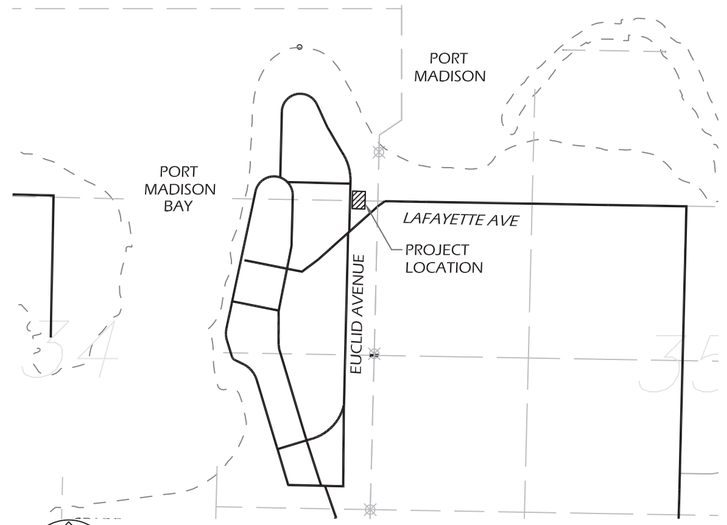

VICINITY MAP

TAX ID: 4167-000-024-0003
NE¼ SECTION 34 TOWNSHIP 26 NORTH RANGE 2 EAST

0 500 1,000 2,000
SCALE: 1" = 1,000'

LEGAL DESCRIPTION

LOT 24, PLAT OF PORT MADISON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 3, RECORDS OF KITSAP COUNTY, WASHINGTON.

SOURCE OF BOUNDARY AND TOPOGRAPHY:

ADAMS, GOLDSWORTHY OAK, 9/28/2018.

CONCEPTUAL UTILITY PLAN
EUCLID AVENUE - MICHAEL RESIDENCE
R.U.E. PRE-APPLICATION SUBMITTAL

12/7/2018
KELSEY E. LAUGHLIN
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BAINBRIDGE ISLAND, WA 98110
206.780.6075
MERCURY@CHARTERREALESTATE.COM

C1
1 OF 2

Figure 3

Annie Hillier

From: Ann Hillier
Sent: Thursday, December 20, 2018 9:44 AM
To: Rik Langendoen
Subject: RE: Response to PLN51139 RUE Euclid House RUE

Thank you, Rik. I've received all of the documents.

Now that the wetland boundaries have been surveyed and the wetland appears to occupy a bit less area on the project site, I thought that a buffer width reduction might be an option. Buffer modification allows the buffer width to be reduced up to 25% for a home site, and septic facilities could go in the buffer with a critical areas permit if necessary. This would be a less expensive and faster permit process, with no hearing, so I wanted to make sure that it has been considered. In fact, an applicant is required to first consider this option, but the previously mapped wetland boundary made it seem infeasible. Here is the buffer modification section, taken from BIMC 16.20.140:

> 8. Buffer Modification. On each site, only one of the following modifications to buffer widths may be allowed provided the applicant demonstrates the need for modification through mitigation sequencing pursuant to BIMC 16.20.030 and the modification that results in the retention of the greatest area of buffer is used.
>
> a. Buffer Width Averaging. The width of a required buffer may be averaged if the applicant can demonstrate that averaging can provide equal or greater functions and values as would be provided under the required buffer and all of the following conditions are met:
>
> i. The total area of buffer after averaging is equal to the area required without averaging.
>
> ii. Averaging cannot result in any portion of the buffer being reduced more than 25 percent of its required width.
>
> b. Buffer Width Reduction. The width of a required buffer may be reduced if the applicant can demonstrate that the reduction will provide equal or greater functions and values as would be provided under the required buffer and that this will improve the protection of wetland functions and all of the following conditions are met:
>
> i. The buffer may not be reduced more than 25 percent of its required width.
>
> ii. Native vegetation on other portions of the site is retained in order to offset habitat loss from buffer reduction.

After playing around with the site plan, it seems like this still might not leave enough of a homesite area (even if the front setback were reduced), but I would love your thoughts. Please let me know what you think, and if you have any questions, do not hesitate to reach out.

If we need to proceed with the RUE, then I will be going through the RUE completeness review over the next two weeks and will let you know what the outcome is. We will discuss a hearing date once the application is deemed complete. During the 120-day review process, it is common for the City to reach out with recommended revisions. I will try to send those to you as early on in the review process as possible.

Thanks very much and I look forward to hearing from you,

Annie Hillier

From: Rik Langendoen <rik.langendoen@gmail.com>
Sent: Thursday, December 27, 2018 4:09 PM
To: Ann Hillier
Subject: Re: Response to PLN51139 RUE Euclid House RUE

Annie,

As noted in my voice mail message a moment ago, I am back from home after holiday travels.

Maybe we can do this via email.

Mercury and I had several questions following up with the telephone conversation you and I had last week in order to better understand whether a single family residence could be constructed without requiring an RUE.

Assuming we are able to demonstrate that the wetland function of the developed parcel would be equal to or greater than the pre-site development-related conditions:

1. Would the 15' building setback from the wetland buffer still apply?
2. Would it be possible to allow a larger septic system (i.e. 3 or 4 bedroom) if the RUE is not required?
3. What would be the anticipated permitting-related time frame?

Thank you.

Kind regards,

Rik Langendoen

On Fri, Dec 21, 2018 at 4:32 PM Rik Langendoen <rik.langendoen@gmail.com> wrote:

> No worries.
>
> I hope you have an enjoyable holiday!
>
> Rik Langendoen
>
> On Fri, Dec 21, 2018 at 4:48 PM Ann Hillier <ahillier@bainbridgewa.gov> wrote:
>
> > Ah, I understand. We are closed Monday and Tuesday next week, and I am planning on being out of the office on Wednesday as well. Sorry about that! But I will certainly be in touch when I get back. Sound okay?
> >
> > -Annie
> >
> > **From:** Rik Langendoen <rik.langendoen@gmail.com>
> > **Sent:** Friday, December 21, 2018 2:29 PM
> > **To:** Ann Hillier <ahillier@bainbridgewa.gov>

Annie Hillier

From: Ann Hillier
Sent: Friday, December 28, 2018 8:55 AM
To: Rik Langendoen
Subject: RE: Response to PLN51139 RUE Euclid House RUE

Hi Rik,
Sorry, I got your voicemail at the very end of the day, after a long meeting, and didn't have time to call. And now it is quite early, so I will shoot you and email and we can chat today, if you'd like. I've responded in-text, below.
Thank you,
Annie

CITY OF BAINBRIDGE ISLAND
Annie Hillier
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3773 (office) 206.780.0955 (fax)

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Maybe we can do this via email.

Mercury and I had several questions following up with the telephone conversation you and I had last week in order to better understand whether a single family residence could be constructed without requiring an RUE.

Assuming we are able to demonstrate that the wetland function of the developed parcel would be equal to or greater than the pre-site development-related conditions:

1. Would the 15' building setback from the wetland buffer still apply? Yes, the 15 ft. setback still applies. The code reads: "A structure or hard surface setback line of 15 feet is required from the edge of any wetland buffer. Minor structural or impervious surface intrusions into the areas of the setback, such as but not limited to fire escapes, open/uncovered porches, landing places, outside walkways, outside stairways, retaining walls, fences and patios, may be permitted if the department determines upon review of an analysis of buffer functions submitted by the applicant, that construction and/or maintenance of such intrusions will not encroach into the wetland buffer or adversely impact the wetland. The functional analysis shall include a functional methodology supported by best available science. The setback shall be identified on a site plan and filed as an attachment to

the notice on title as required by BIMC 16.20.070.G (Notice on Title).” If this still leaves too little of a building envelop, we can also see if reducing the front setback would help any (minor variance) – it looked like there was unencumbered area along the front lot line.

2. Would it be possible to allow a larger septic system (i.e. 3 or 4 bedroom) if the RUE is not required? This is subject to health district approval, but I would think yes. The septic system would have to be located outside of the buffer to the extent possible, and then if it is necessary to utilize the buffer, you would need to meet the standards under 16.20.140.H.5 (for utilities) and mitigate for any permanent impacts (to be described in wetland mitigation plan). We would process this as a major critical areas permit, but it would be reviewed through the building permit. The septic system would be allowed in the 15 ft. setback from the buffer without a critical areas permit, provided it is demonstrated that the buffer/wetland will not be impacted.
3. What would be the anticipated permitting-related time frame? If only buffer modification is requested, then we would review the buffer enhancement/mitigation plan with the building permit, which can take anywhere from 10-16 weeks. If buffer modification and a major critical areas permit is requested, we can still do concurrent review with the building permit, but we would follow different administrative review procedures, which can take up to 120-days.

Fees:
RUE – $3,816 (already paid for; refund issued if application is cancelled)
Buffer modification only - $1,526
Buffer modification and critical areas permit - $2,034.67
Buffer modification and minor variance - $3,942.67

The fees should not be used in making a decision as to which permit to apply for, but it is still valuable information. The decision should come down to whether buffer modification is feasible on the site, either with another permit or not. If it isn’t, then we should proceed with the RUE. I’m very sorry that we did not go into this detail during the pre-app phase – again, at that point the wetland boundaries seemed to occupy more of the site. If you do decide to adjust the site plan and apply for something other than the RUE, I can sit down with you to go over any submittal items that need to be adjusted. I do not think it would be much… I’m curious what your thoughts are after digesting all this – let me know when you are ready to discuss.
Thank you! -Annie

Thank you.

Kind regards,

Rik Langendoen

On Fri, Dec 21, 2018 at 4:32 PM Rik Langendoen <rik.langendoen@gmail.com> wrote:

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> Rik Langendoen
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Annie Hillier

From: Rik Langendoen <rik.langendoen@gmail.com>
Sent: Friday, December 28, 2018 10:59 AM
To: Ann Hillier
Subject: RE: Response to PLN51139 RUE Euclid House RUE

Annie,

No worries.

Thank you for the responses – very helpful.

I assumed the 15' buffer was going to be required.

The challenge we are having is the proposed 16' buffer between the SFR and southern property boundary would still be needed for both construction staging and maintenance of the septic system.

So, even if we reduce the wetland buffer by 25% and rotate the SFR 90 degrees, we would still not be able to avoid the 15' building setback buffer.

This is really unfortunate because I thought we could make this work…

Rik Langendoen

From: Ann Hillier
Sent: Friday, December 28, 2018 08:55 AM
To: Rik Langendoen
Subject: RE: Response to PLN51139 RUE Euclid House RUE

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Thank you,
Annie

CITY OF BAINBRIDGE ISLAND
Annie Hillier
City Planner
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facebook.com/citybainbridgeisland/
206.780.3773 (office) 206.780.0955 (fax)

Annie Hillier

From: Ann Hillier
Sent: Friday, December 28, 2018 11:03 AM
To: Rik Langendoen
Subject: RE: Response to PLN51139 RUE Euclid House RUE

Hi Rik, what if the SFR is rotated and shifted south to the 5 ft. setback, and the septic tanks switched to the north side of the house, so that they are within the 15ft setback and construction staging area? We will ask for reverse orientation of the SFR and the septic tanks for the RUE too, which I will send in a more formal letter. Would this get you enough area?
Thanks,
Annie

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Sent: Friday, December 28, 2018 11:10 AM
To: Ann Hillier
Subject: RE: Response to PLN51139 RUE Euclid House RUE

I thought the same.

I believe the remaining challenge is installing the septic system on slopes ranging between about 23% and 32%.

But it would prudent for us to have the engineer-of-record and septic engineer complete a CAD-related assessment to confirm.

Rik Langendoen

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Sent: Friday, December 28, 2018 11:24 AM
To: Ann Hillier
Subject: RE: Response to PLN51139 RUE Euclid House RUE
Attachments: image001.jpg

Also, based on my measurements, even if we reduce the building setback from Euclid, the SFR would still encroach upon the 15' building setback associated with the reduced wetland buffer by about 5', assuming the 5' building setback from the southern property boundary would be still be required.

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Annie,

No worries.

Thank you for the responses – very helpful.

Annie Hillier

From: Ann Hillier
Sent: Friday, December 28, 2018 11:30 AM
To: Rik Langendoen
Subject: RE: Response to PLN51139 RUE Euclid House RUE

Okay, well thank you for looking in to it. Do you think you would like to proceed with the RUE? I can give you more time to think about it – next Thursday is when I would need to finish the completeness review for the RUE, which kicks off the 120-day review period.

From: Rik Langendoen <rik.langendoen@gmail.com>
Sent: Friday, December 28, 2018 11:24 AM
To: Ann Hillier <ahillier@bainbridgewa.gov>
Subject: RE: Response to PLN51139 RUE Euclid House RUE

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Sent: Friday, December 28, 2018 10:59 AM

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

NOTICE OF COMPLETE APPLICATION

January 2, 2019

Re:	Site Plan Review
File Name:	**EUCLID HOUSE RUE**
Project Number:	**PLN51139 RUE**
Submitted:	August 16, 2018

The application for the above referenced project is complete in accordance with the submittal requirements located in the Bainbridge Island Administrative Manual. A determination of a complete application does not preclude the department from requesting additional information or studies.

Please consider the following:

- The City recommends that the SFR and septic tanks be reversed, with the SFR setback the minimum distance (5 ft.) from the south lot line and the septic tanks located immediately north of the SFR.
    - This would allow for the standard 15 ft. impervious surface setback between the SFR and the mitigation area edge (with septic tanks located between), helping to prevent future encroachment into the mitigation area than if it were directly abutting the SFR.
    - This would also allow for construction staging area within the 15 ft. setback.
    - Finally, the City bases its recommendation to the hearing examiner off the proposal's compliance with the RUE review criteria in BIMC 16.20.080. Placing lower impact development (i.e. buried septic tanks with vegetation/lawn above) within the existing wetland buffer and closest the wetland edge, as opposed to the SFR which represents a permanent, substantial impact, would demonstrate compliance with RUE review criteria #3 and #4.
    - Please see the attached document, illustrating this comment.
    - If this is infeasible, please provide detailed information for staff to relate to the hearing examiner.
- Please provide the proposed total impact to the wetland buffer, including any area necessary for access and maintenance around the SFR.
- Please note that the following information is missing from the wetland report:
    - a map of the 'Hydroperiods' is needed to answer question D1.4 and H1.2
    - a map of the 'Boundary of area within 150 ft of the wetland' is missing from figure 3 and is needed to answer question D2.2 and D5.2
    - a map of the 'Cowardin plant classes' is missing from figure 4 and is needed to answer question D1.3, H1.1 and H1.4

- the math is not shown on question H2.1 or H2.2
- question H2.3 needs to be justified
- the impact of land use is incorrect (it is considered moderate)

It does not appear that this information will impact the rating of the wetland or its boundaries, so the City will continue to process the application based on the information provided. However, this information must be supplied prior to hearing. The City may request additional information regarding the mitigation plan during project review.

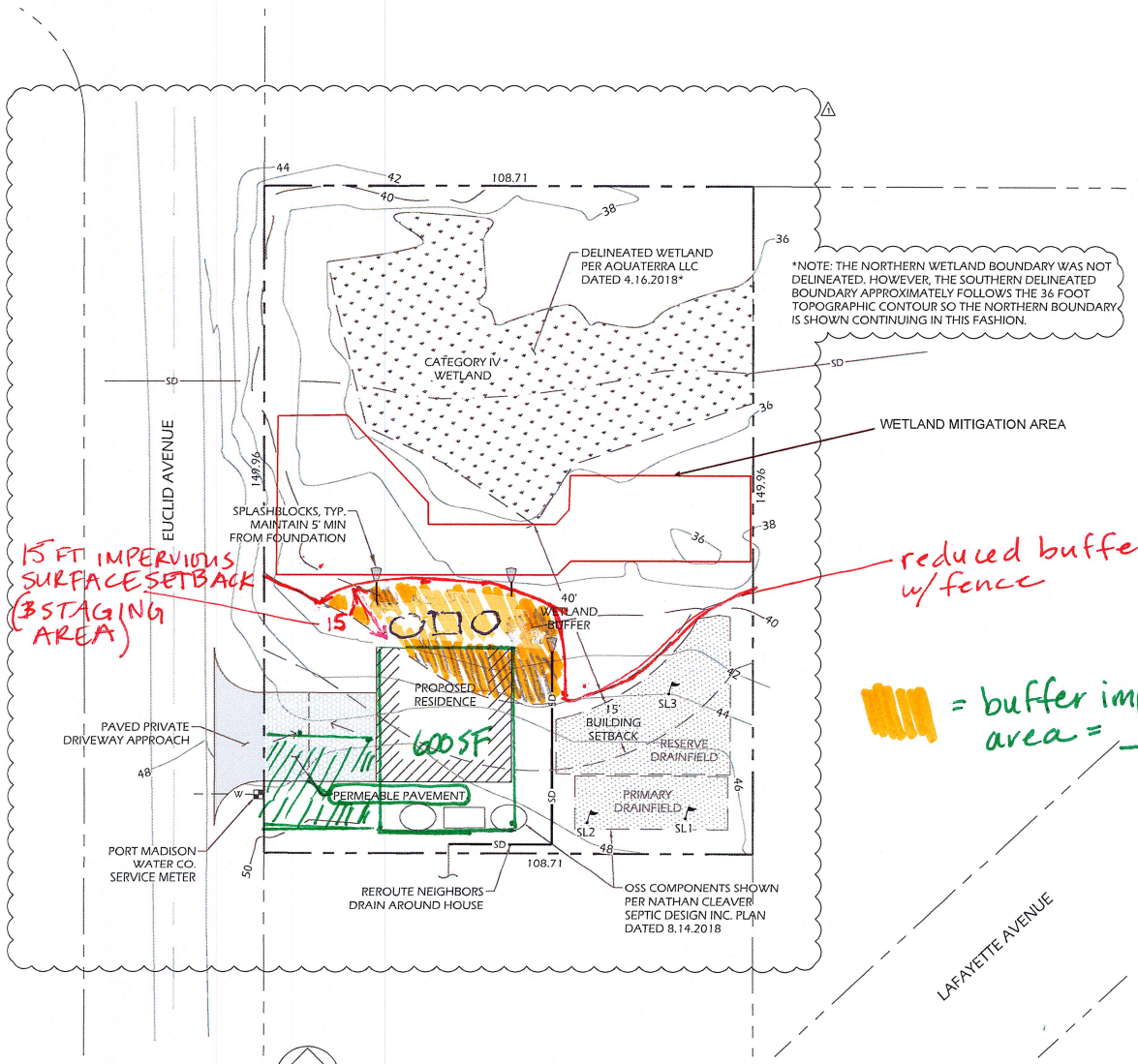
Pursuant to *Bainbridge Island Municipal Code* Section 2.16.020(K), the applicant must post a legal notice of application on the property within five days of the publication of notice. The city will provide the notice boards and posting instructions, you must provide the stake/post. The City will contact you when the notice boards are prepared.

Correspondence concerning this application should make reference to both the file number and file name shown above.

Thank you,

Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov
Project Manager

Site Plan recommendation



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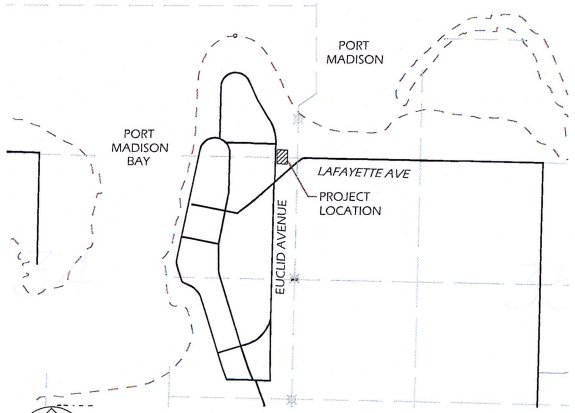

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SCALE: 1" = 1,000'

CONCEPTUAL UTILITY PLAN
EUCLID AVENUE - MICHAEL RESIDENCE
R.U.E. PRE-APPLICATION SUBMITTAL

12/7/2018
KELSEY E. LAUGHLIN — STATE OF WASHINGTON — 48830 — REGISTERED PROFESSIONAL ENGINEER

SEABOLD ENGINEERING LLC
PO Box 445 Indianola, WA 98342
360.930.4668 Engineer@SeaboldEng.com

⚠ 12.7.2018 J.E.A. REVISED WITH AGO SITE SURVEY AS REQUESTED.

DATE: ~~4/18/2018~~
DESIGNED: K. LAUGHLIN
DRAWN: J. ADAM
CHECKED: K. LAUGHLIN
JOB NO.: MI11.10

MERCURY MICHAEL
701 WINSLOW WAY E, SUITE B
BAINBRIDGE ISLAND, WA 98110
206.780.6075
MERCURY@CHARTERREALESTATE.COM

C1
1 OF 2

Figure 3

NOTICE OF APPLICATION

The City of Bainbridge Island has received the following land use application:

Date of Submittal: August 16, 2018
Project Name & Number: Euclid House RUE, # PLN51139 RUE
Project Type: Reasonable Use Exception
Applicant: Mercury Michael and Aaron Murphy (agents)
Owner: Larry R Pritchard
Project Site & Tax Parcel: *no situs address*, TA# 41670000240003

Project Description: The proposal is for a single-family residence with lot coverage limited to 1,200 square feet. A reasonable use exception (RUE) is requested because the lot is encumbered by a wetland and its associated buffer. An applicant may request a RUE when application of the critical areas ordinance would otherwise deny all reasonable use of the subject property, and other alternatives to development through an RUE are not available or acceptable.

Environmental Review: This proposal is exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800.

Public Hearing: A public hearing date is schedule for **April 11, 2019 at 1pm** in the Council Chambers. This is a tentative date only and is subject to change. Please check the Hearing Examiner page on the City of Bainbridge Island website for current hearing dates.

Comment Period: Any person may comment on the proposed application, request a copy of any decision or appeal any decision. **The city will not act on the application for 21 days from the date of this notice. Comments must be submitted by no later than 4:00 p.m. on Friday, February 1, 2019.**

Send comments with reference to project name and number to:
pcd@bainbridgewa.gov
or
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110

For questions, contact:
Annie Hillier, Planner
ahillier@bainbridgewa.gov
or (206) 780-3773

Owner	Mailing Address	Mailing City	Mailing	Mailing Zip
BENZ BECKY L	15888 EUCLID AVE NE	BAINBRIDGE ISLAND	WA	98110
BIGGERS RAYMOND T & JULIE M	15680 EUCLID AVE NE	BAINBRIDGE ISLAND	WA	98110
CAMPBELL GAIL	9582 NE LAFAYETTE AVE	BAINBRIDGE ISLAND	WA	98110
CHRISTENSEN S C & C L	15632 EUCLID AVE NE	BAINBRIDGE IS	WA	98110-1146
FISCUS ANDREW L & FISCUS MEREDITH J	9376 ENDICOTT ST NE	BAINBRIDGE ISLAND	WA	98110-1110
FREDRICKSON KENT A & KATHARINA	318 WYATT WAY NE	BAINBRIDGE ISLAND	WA	98110-1842
JOHNSON BETTY J TRUSTEE	PO BOX 7	BEAVER	WA	98305-0007
LANE ROBERT & TERRI	15660 EUCLID AVE NE	BAINBRIDGE ISLAND	WA	98110
LEIGH THOMAS A & CAROLYN K	15685 EUCLID AVE NE	BAINBRIDGE ISLAND	WA	98110
MACKEY JAMES & SHERI	9426 NE LAFAYETTE AVE	BAINBRIDGE ISLAND	WA	98110
MANCEBO DAVID T & AURORA D	9692 NE LAFAYETTE AVE	BAINBRIDGE ISLAND	WA	98110
MCCAMBRIDGE MADELINE &	9414 NE ENDICOTT ST	BAINBRIDGE ISLAND	WA	98110
NIKOMBORIRAK JAKDEJ &	9638 NE LAFAYETTE AVE	BAINBRIDGE ISLAND	WA	98110
OSTERMAN THOMAS S & CATHLEEN	15650 EUCLID AVE NE	BAINBRIDGE ISLAND	WA	98110
PABST FRED N & CANNESTRA CHRISTINE D	9402 ENDICOTT ST	BAINBRIDGE ISLAND	WA	98110
PETROFF YURI & TOSDALE KIMBERLY	15576 WASHINGTON AVE NE	BAINBRIDGE ISLAND	WA	98110
PORT MADISON WATER CO	PO BOX 10731	BAINBRIDGE ISLAND	WA	98110
PRITCHARD LARRY R	16415 15TH SW	SEATTLE	WA	98166-2823
RAMSEY CLINTON & CHELSEA &	15588 WASHINGTON AVE NE	BAINBRIDGE ISLAND	WA	98110
Resident	15520 Euclid Ave NE	Bainbridge Island	WA	98110
Resident	15670 Euclid Ave NE	Bainbridge Island	WA	98110
Resident	9629 NE Lafayette Ave	Bainbridge Island	WA	98110
ROBINSON ROSS & MARGARET FISH	9680 NE LAFAYETTE	BAINBRIDGE ISLAND	WA	98110-1115
SCUMNIOTALES JOHN & JACQUELINE	9368 ENDICOTT ST NE	BAINBRIDGE ISLAND	WA	98110
SECREST THOMAS J & SUSAN M	9720 NE LAFAYETTE AVE	BAINBRIDGE ISLAND	WA	98110
SPICKARD NELSEN B & LAURIE D	15460 WASHINGTON AVE NE	BAINBRIDGE ISLAND	WA	98110
TUSBERG GARY S & SULLIVAN K	15468 WASHINGTON AVE NE	BAINBRIDGE ISLAND	WA	98110
WILLIAMSON FLOYD F & MARY P	9630 NE LAFAYETTE AVE	BAINBRIDGE ISLAND	WA	98110

Legal Invoice

Date: 01/11/2019

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Bainbridge Island Review

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City of Bainbridge Island-LEGALS
280 Madison Ave N
Bainbridge Island WA 98110

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Legal Description: City Notices

Desc: NOTICE OF APP 51139 Rua

Ordered By: CARLA LUNDGREN

Issues Ordered: 1

Legal #: BIR840557

Ad Cost: $ 110.97

Published: Bainbridge Island Review

Start Date: 01/11/2019 **End Date:** 01/11/2019

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Bainbridge Island Review

Affidavit of Publication

State of Washington }
County of Kitsap } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Bainbridge Island Review a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the Bainbridge Island Review and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of BIR840557 NOTICE OF APP as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 01/11/2019 and ending on 01/11/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $110.97.

Dicy Sheppard

Subscribed and sworn before me on this 11th day of January, 2019.

Linda Phillips

Notary Public in and for the State of Washington.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 08/29/2021

City of Bainbridge Island-LEGALS | 80604980
CARLA LUNDGREN

NOTICE OF APPLICATION

The City of Bainbridge Island has received the following land use application:

Date of Submittal: August 16, 2018

Project Name & Number: Euclid House RUE, # PLN51139 RUE

Project Type: Reasonable Use Exception

Applicant: Mercury Michael and Aaron Murphy (agents)

Owner: Larry R Pritchard

Project Site & Tax Parcel: *no situs address*, TA# 41670000240003

Project Description: The proposal is for a single-family residence with lot coverage limited to 1,200 square feet. A reasonable use exception (RUE) is requested because the lot is encumbered by a wetland and its associated buffer. An applicant may request an RUE when application of the critical areas ordinance would otherwise deny all reasonable use of the subject property, and other alternatives to development through an RUE are not available or acceptable.

Environmental Review: This proposal is exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800.

Meeting: A public hearing date is schedule for April 11, 2019 at 1pm in the Council Chambers. This is a tentative date only and is subject to change. Please check the Hearing Examiner page on the City of Bainbridge Island website for current hearing dates.
Comment Period: Any person may comment on the proposed application, request a copy of any decision or appeal any decision. The city will not act on the application for 21 days from the date of this notice. Comments must be submitted by no later than 4:00 p.m. on Friday, February 1, 2019.
Send comments with reference to project name and number to: pcd@bainbridgewa.gov or Department of Planning & Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110
For questions, contact: Annie Hillier, Planner ahillier@bainbridgewa.gov or (206) 780-3773
Published: Bainbridge Island Review
January 11, 2019
Legal #: BIR840557

CITY OF
BAINBRIDGE ISLAND

CERTIFICATE OF POSTING

I, MERCURY MICHAEL, certify that the following signs

- [x] Proposed Land Use Action *(# of signs posted ___)*
- [ ] Clearing Permit *(# of signs posted ___)*
- [x] Public Hearing *(# of signs posted ___)* > 1 sign for both
- [ ] Other _____ *(# of signs posted ___)*

were posted on 1/13/19 *(date)* for the following application at the address listed below:

Project Name & Permit Number - Euclid House #PLN51139 RUE

Physical Property Address - No situs address

Tax Assessor Number(s) - 4167000024 0003

I declare under the penalty of the perjury laws of the State of Washington that the foregoing is correct.

Signature _____ ***Date*** 1/13/19

Instructions for posting signs:

- Sign must be posted with 5 business days of Notice of Application
- Sign must be posted where it is continually and clearly visible to passersby and neighbors.
- Sign must be posted overlooking the water on any waterfront property.
- Sign must be posted back-to-back and perpendicular to the access.
- Sign must be on the subject property, NOT in the right-of-way.
- Sign must remain in place until project completion.
- Upon project completion and/or final decision, the applicant is responsible for removing signs.

Complete this form within 48 hours of posting the signs and return to:

pcd@bainbridgewa.gov

280 Madison Ave. N. Bainbridge Island, WA 98110

TECHNICAL MEMORANDUM

TO: Ann Hillier – City of Bainbridge Island Planner

FROM: Rik Langendoen – Applicant's Project Manager

COPY: Mercury Michael – Applicant

DATE: January 21, 2019

FILE NAME: Euclid House RUE

PROJECT NO.: PLN51139 RUE

SUBJECT: Summary of RUE Alternatives Assessment & Comparison
Notice of Complete Application-Related Site Development Alternative

DISCUSSION:

INTRODUCTION

This technical memorandum was prepared in conjunction the above-mentioned Reasonable Use Exception (RUE) application submitted to the City of Bainbridge Island (CoBI) by the applicant on December 19, 2018. The applicant received a Notice of Complete Application (NoCA) from CoBI dated January 2, 2019 in which CoBI requested consideration of an alternative that consists of reconfiguring the locations of the proposed single-family residence (SFR) and associated infrastructure presented in the above-mentioned RUE application. If the alternative was found to be infeasible, CoBI requested detailed information for staff to relay to the RUE-related hearing examiner. This technical memorandum presents the requested detailed information.

The following presents a brief summary of both the applicant's proposed site development and the alternative presented in the NoCA, and then the results of an alternatives assessment that compares the two different approaches and their respective anticipated outcomes.

SUMMARY OF APPLICANT'S PROPOSED SITE DEVELOPMENT

As presented in the Narrative Summary submitted to CoBI in the above-mentioned RUE application, the subject parcel is constrained by a Category IV wetland. After applying the relevant 40-foot-wide wetland buffer and associated 15-foot-wide building setback per the Bainbridge Island Municipal Code (BIMC), there is insufficient space available for the construction of the proposed SFR with a 1200-square-foot footprint, associated required infrastructure (on-site septic (OSS) system, stormwater drainage system, combined driveway / off-street parking), and construction-related staging unless an RUE is approved (Figures 1 and 2).

In addition, the subject parcel has a total vertical relief of about 12 to 14 feet, which creates challenges in terms of providing foundation support for the SFR and related infrastructure without impacting the wetland.

In summary, and as discussed in more detail in the above-mentioned Narrative Summary, the proposed site development would incorporate all recommendations presented in the CoBI Site Assessment Review (SAR) review letter dated May 8, 2019 to allow reasonable use of the property, including the following key elements:

- The application for a building permit would include demonstrated compliance with applicable minimum requirements (MRs) 1 through 5 of the City's adopted stormwater manual through development of a Stormwater Site Plan.

- Site soils and areas that support infiltration would include full-downspout infiltration (splash blocks) combined with permeable pavement[1].
- Surface stormwater from driveway and other hard surfaces would receive pre-treatment prior to discharging to the wetlands utilizing permeable pavement.
- The project would utilize minimal excavation foundation systems per the *2012 Low Impact Development Guidance Manual for Puget Sound* as means of minimizing impacts to the site and the adjacent wetlands, which would include pin piles or piers (https://www.diamondpiers.com/how-it-works). Therefore, negligible fill placement and/or ground disturbance would occur within the wetland buffer and building setback area.
- To minimize adverse impacts to the wetland, the SFR is proposed to be constructed in the southwestern corner of the parcel (Figure 1). The house would be cantilevered from the street level utilizing the pin piles or piers, creating a 10 to 12 feet vertical separation from the ground surface (Figure 2) with no stairway or other direct access to the wetland mitigation area, wetland buffer and wetland, which would prevent encroachment and demonstrate compliance with RUE review criteria 3 and 4 to the extent practicable considering the site constraints.
- The proposed site development has been minimized to the least reasonable extent and designed to mitigate impacts to the wetland, and may improve the function of the wetland when compared to the existing conditions due to the implementation of the Mitigation Plan[2] and the diversion of stormwater from the adjacent parcel to the south to the wetland.

The need for the OSS system creates several challenges in terms of the proposed site development. Due to site constraints associated with the wetland-related buffer, topography, and soil conditions, the OSS would require a buried pressurized system that would include two tanks and mechanical components consisting of wastewater treatment and air blower, in addition to the drainfield. The OSS-related tanks and mechanical system cannot be realistically installed on a slope without fill placement due to the need for vehicle access for maintenance and possible repair after installation. Therefore, these components are proposed to be installed between the SFR and southern property boundary, as highlighted on Figure 1. The OSS tanks and mechanical system installation would be at or near the existing site grades.

The 16-foot wide alleyway created by the underground OSS tanks and mechanical system would also allow for vehicle and equipment access to the primary and reserve drainfields for maintenance and possible repair after installation (Figure 1), as well as provide a critical staging area during the construction of the SFR.

[1] Due to the site civil survey determining that the site slopes are steeper than mapped by the Bainbridge Island GIS maps, it was determined that a rain garden sized per the Rain Garden Handbook for Western Washington meeting the 'GOOD' performance standard was not feasible.
[2] Existing invasive plants (primarily English ivy, nettles and non-native blackberry) would be removed and wetland mitigation planting with native vegetation would be implemented to enhance the existing wetland function.

SUMMARY OF ALTERNATIVE PRESENTED IN NOCA

As described in the above-mentioned NoCA, and as shown on Figures 3 and 4, the recommended alternative to the site development layout includes reversing the SFR and OSS in the north-south orientation, with the SFR setback the minimum 5-foot distance from the southern property boundary/lot line, and the OSS situated north of the SFR. The intent was to:

- Allow for the standard impervious surface setback between the SFR and the wetland mitigation area edge, with the OSS tanks and mechanical components located between the SFR and the wetland mitigation area edge, and to help prevent future encroachment into the wetland mitigation area.
- Provide a construction staging area within the 15-foot impervious surface setback area.
- Improve on compliance with RUE criteria 3 and 4 as presented in the BIMC 16.20.080[3] by placing lower impact development (i.e. buried septic tanks and mechanical components) with vegetation/lawn at the ground surface within the wetland buffer and closest the wetland edge.

The alternative as presented in the NoCA would be feasible and likely achieve the above-mentioned intent if the subject parcel was flat lying with minimal topographic relief. However, due to the roughly 12 feet of topographic relief the alternative would require on the order of 700-plus cubic yards of fill soil placement within the wetland buffer and mitigation area, and possibly encroach upon the wetland[4]. Therefore, the mitigation area would be reduced in size by roughly 30-plus percent.

The fill would need to be imported and compacted in order to prevent post-construction settlement and possible damage to the OSS-related piping and prevent erosion.

It may be possible to construct retaining walls to reduce the amount of fill placement, but the retaining walls and related fill soil placement would need to occur within the wetland buffer and reduce the size of the mitigation area.

ALTERNATIVE ASSESSMENT RESULTS & COMPARISON

In summary, the alternative recommended in the NoCA would be feasible and effective at achieving the intended outcomes if the site was flat lying. However, when the site topographic relief is considered the alternative would likely result in significant adverse impact to the wetland due to the need to add significant quantities of fill soil and/or retaining walls. The alternative would likely not comply with RUE criteria 3 and 4 as intended.

In comparison, the applicant's proposed site development would include negligible if any fill placement within the wetland buffer and building setback area, and minimal ground disturbance due to use of low impact pin piles or piers for foundation support of the SFR. Because the SFR would be cantilevered from the street level utilizing columns placed on pin piles or piers, thereby creating a 10 to 12 feet vertical separation with no stairway or other direct access to the wetland mitigation area, wetland buffer and wetland, it would prevent encroachment and demonstrate compliance with RUE review criteria 3 and 4 to the extent practicable considering the site constraints.

The following table summarizes the comparison between the applicant's proposed site development and NoCA-related alternative.

[3] See BIMC 16.20.080, criteria 3 and 4, and BIMC 16.20.030 mitigation sequencing as required under criterion 3.
[4] This is based on the assumption that the maintenance vehicle access corridor around the SFR would be 10 feet wide, and the corridor for the OSS-related tanks and mechanical system would be 16 feet wide as required by the OSS system engineer.

TABLE 1 – COMPARISON BETWEEN THE APPLICANT'S PROPOSED SITE DEVELOPMENT AND NOCA-RELATED ALTERNATIVE

Comparison Criteria	Applicant's Proposed Site Development	NoCA-Related Alternative
Proposed layout	• OSS tanks and mechanical system located along south parcel boundary, and installed near existing grade. • SFR located between OSS tanks with mechanical system and wetland mitigation area with SFR cantilevered over the slope using pin piles or piers for foundation support within the wetland buffer and mitigation area.	• SFR located along south parcel boundary • OSS tanks and mechanical system located between SFR and wetland mitigation area. • Both the SFR and OSS tanks and mechanical system would require significant fill soil and possible retaining walls for foundation support, which would significantly impact the wetland buffer, mitigation area, and possibly the wetland.
Amount of fill in wetland buffer, building setback & mitigation area[5]	Negligible if any	Approximately 700 cubic yards (not including swell/shrinkage of the soil from loose in truck to compacted condition)
Encroachment upon wetland mitigation area[6]	None	Approximately 30%
Encroachment upon wetland buffer[7]	Approximately 20%, but the cantilevered above the ground surface.	Approximately 50% with possible impact to the wetland
Compliance with RUE review criteria	Would comply with RUE criteria 3 and 4 due to minimizing the impact on critical areas in accordance with mitigation sequencing (BIMC 16.20.030), and the proposed impact to the critical area would be the minimum necessary to allow reasonable use of the property (BIMC 16.20.080).	Would not comply with RUE criteria 3 and 4 as intended due to not minimizing the impact on critical areas in accordance with mitigation sequencing (BIMC 16.20.030), and the proposed impact to the critical area would not be the minimum necessary to allow reasonable use of the property (BIMC 16.20.080).

[5] Assuming all fill placement and no retaining walls. The slope of the fill soil as shown is likely at the steepest practicable angle (2H: 1V), and would likely be less steep, depending on geotechnical engineering recommendations. Even if retaining walls were utilized, ground disturbing construction and fill soil placement would be necessary within wetland buffer, building setback and mitigation area.
[6] Same as footnote 4.
[7] Same as footnote 4.

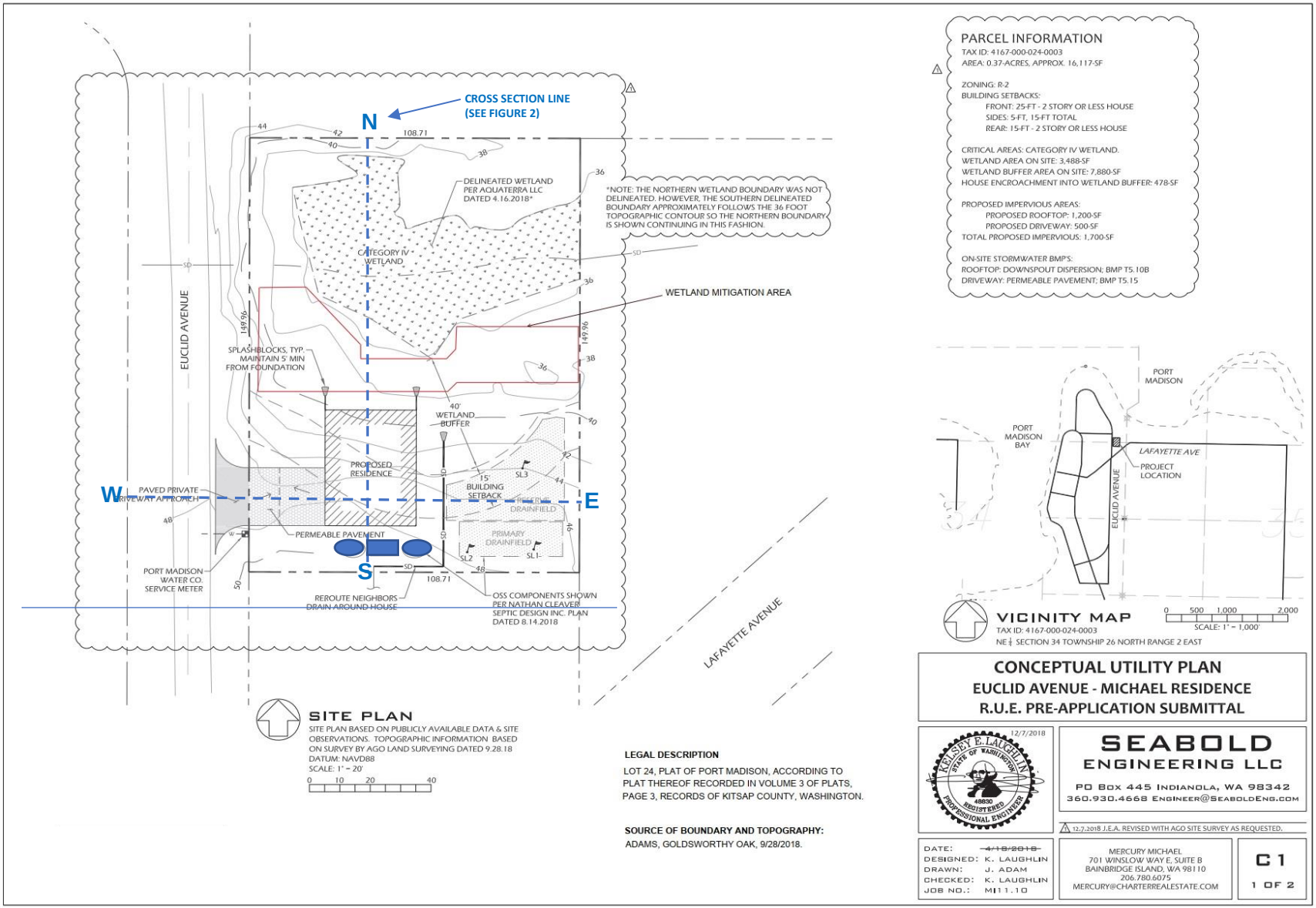

FIGURE 1 – PROPOSED SITE DEVELOPMENT PLAN WITH CROSS SECTIONS

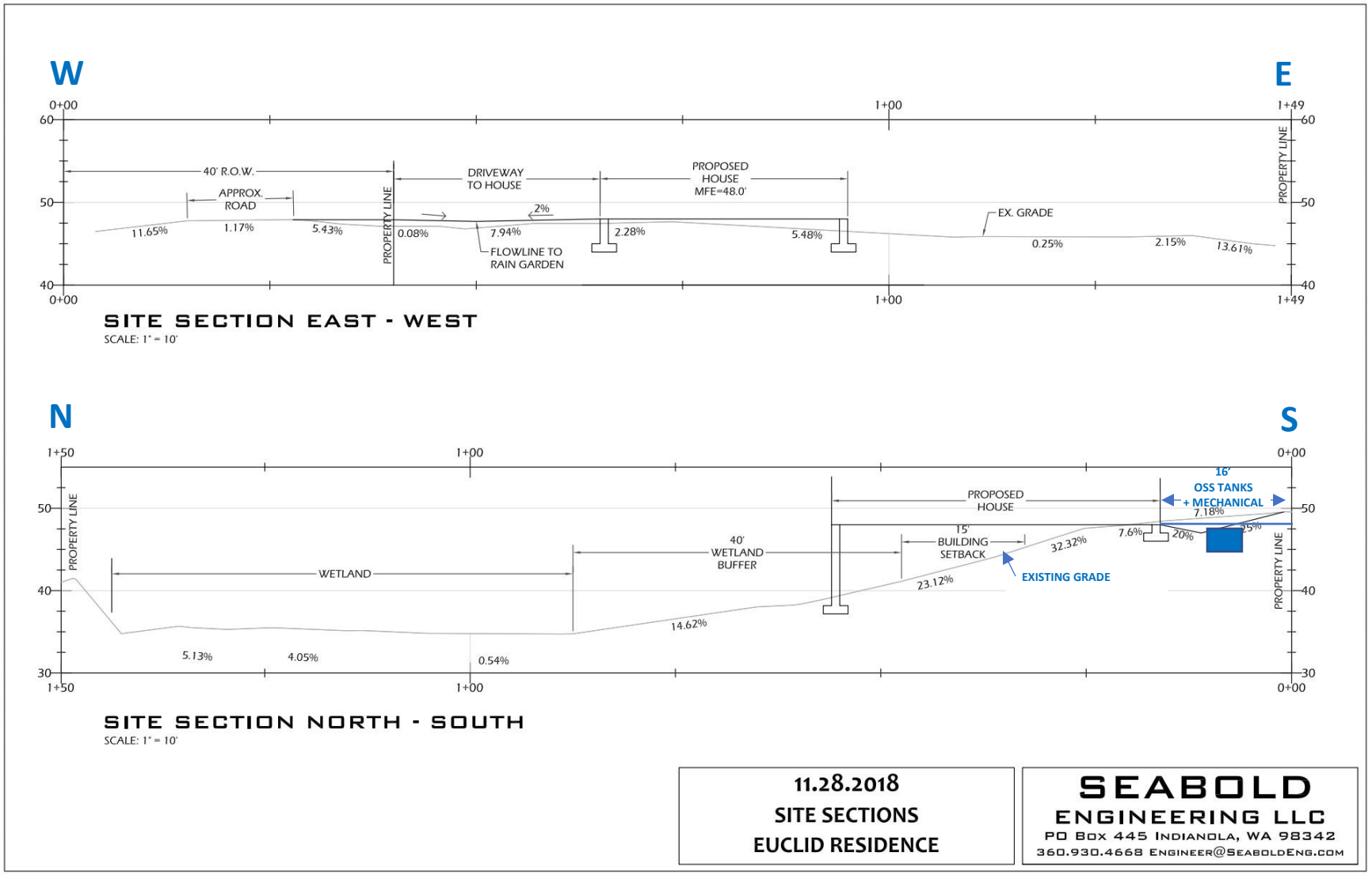

FIGURE 2 – PROPOSED SITE DEVELOPMENT CROSS SECTIONS

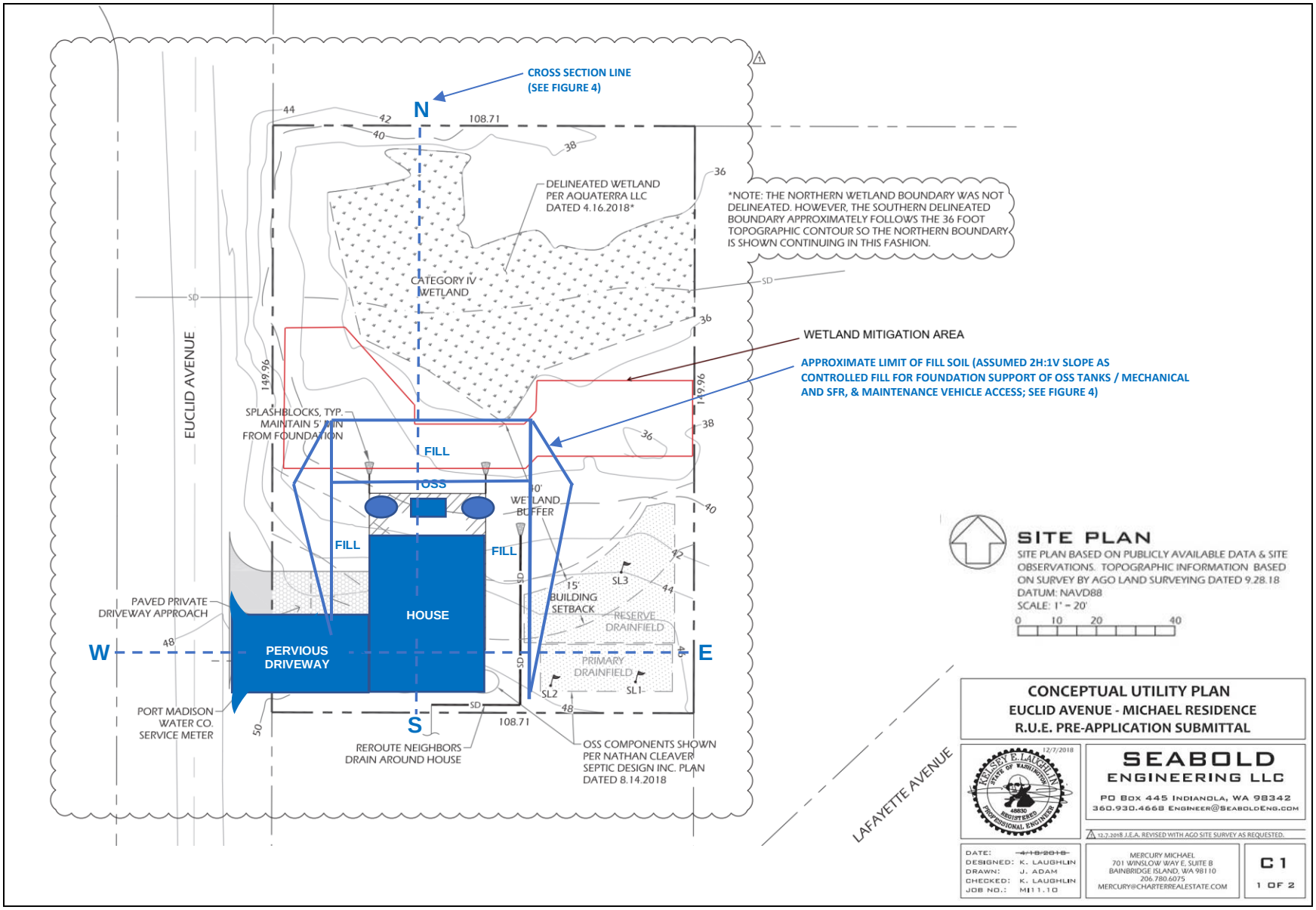

FIGURE 3 – SITE DEVELOPMENT LAYOUT AS RECOMMENDED IN NOCA

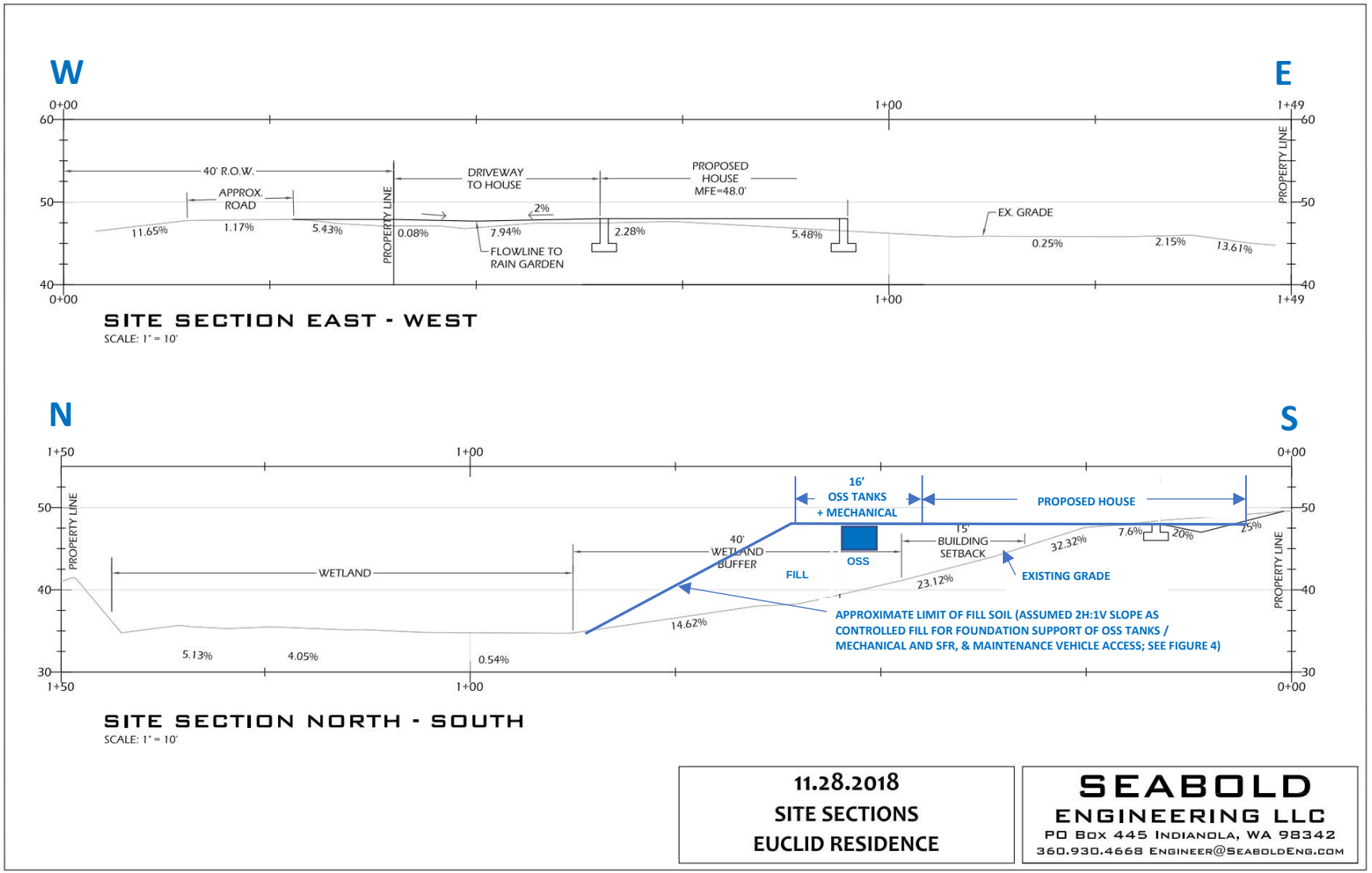

FIGURE 4 – CROSS SECTIONS OF SITE DEVELOPMENT AS RECOMMENDED IN NOCA

Jane Rasely

From: Andrew Fiscus <andrewfiscus@hotmail.com>
Sent: Thursday, January 31, 2019 8:13 AM
To: PCD
Subject: PLN51139 RUE

To Whom It May Concern,

I am the property owner at 15520 Euclid Avenue NE. I am writing to express my concern with the proposed home building at the adjacent property to the North PLN 51139. First the fence that was in place for many many years was found to be significantly located into this adjacent property, so when Mercury Michael moved and placed a temporary fence we realized just how close this proposed home would be to our present structure. I did not want to argue this issue of correct property line but it is a large intrusion to our present space. The proposed location of the home would be very close to the bedroom windows of our home at 15520. If the new home is allowed then I would strongly suggest the septic be able to be on the South side or closer to our bedroom window to allow some more room between the two structures. I also have some issues with building in what at one time was a protected wetland. The slope of the property and the potential drainage into a seasonal pond and the shared Port Madison Water Company property or to the Puget Sound in the other direction, does not seem like the best ecological choice to me. Thank you very much for your consideration. Please contact me with any comments or questions.

Andrew Fiscus

Cell 206-949-9652

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: March 19, 2019

To: Annie Hillier, Planner, Planning and Comm. Development

From: Peter Corelis, P.E., Development Engineer

Subject: PLN51139 RUE – Euclid House SFR

Project Description:
The proposal seeks a reasonable use exception to construct a single-family residence within a wetland buffer on lot 24 of the Plat of Port Madison. The subject parcel is identified by tax ID no. 4167-000-024-0003 and is located east of Euclid Avenue NE between NE Endicott Road and NE Lafayette Road in the City of Bainbridge Island.

Recommendation For Approval:
I have completed a review of the above-referenced project materials received by the City on August 16, 2018. The reasonable use exception is recommended for **APPROVAL** based on the following findings pursuant to Bainbridge Island Municipal Code (BIMC) 16.20.080 and subject to the conditions.

1. The proposal is consistent with applicable regulations and standards as it pertains to surface stormwater drainage per BIMC 15.20 and 15.21;

2. The proposal protects the critical area functions and values consistent with the best available science as it pertains to the incorporation of low impact development (LID) for the purpose of handling of stormwater, retaining vegetation, and mimicking natural hydrology to the maximum extent feasible;

3. The site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, “the Standards”, where applicable;

Recommended Conditions of Approval:

1. The project shall utilize minimal excavation foundation systems for portions of the structure within the wetland buffer. The minimal excavation foundation system proposed shall conform to the definition as cited in the City’s adopted LID manual, published as the 2012 Low Impact Development Guidance Manual For Puget Sound, and shall contain a combination of driven piles and connecting

components at, or above grade and allow the foundation system to engage deeper load-bearing soils without having a to dig out and disrupt upper soil layers.

2. Surface stormwater from the proposed structure and from the adjacent property to the south shall discharge and disperse at a location and in a manner consistent with BMP T5.10B – Downspout Dispersion Systems. A dispersion trench is required where less than 50 feet of vegetative flow path is provided. Trenches shall be placed as far upland from the wetland as feasible, but no closer than 10 feet downgradient from the reserve on-site septic field. Individual splash blocks may be utilized where the vegetative flow path is at least 50 feet downgradient of the discharge locations.

CITY OF BAINBRIDGE ISLAND

COMMENT MEMORANDUM (Planning application)

To: Planner

From: Todd Cunningham, Building Official

Re: PLN51139 RUE, Building Program Comments
Euclid Ave NE APN: 41670000240003

Date: 2-5-2019

This submittal has been reviewed with the following comment/s generated:

1. The project shall comply with the City of Bainbridge Island construction codes as adopted by the BIMC, Chapter 15.04.

2. A soils review is required for the project to ensure compliance with the provisions of Chapter 4 of the International Residential Code.