Wetland Buffer Modified by Conditions Item 3-4

Existing Regulation(s)	Proposed Amendment & Description
Current regulations allow for buffer reductions and increases based on wetland type and function. A decrease in buffer width will only be considered after mitigation sequencing has been applied and will be accompanied by a plan for mitigating buffer reduction impacts including select incentive based options provided by the code, a replanting plan and a five year maintenance and monitoring plan.	Revise buffer width requirements to include evaluations of proposed land use intensity and existing buffer function and condition. Based upon this evaluation of function and proposed intensity, the buffer could be adjusted (increased or decreased) accordingly.
Desired Result of Amendment: This amendment, if adopted, would allow for an increase or decrease in buffer width based upon the proposed land use intensity and the existing functions of the wetland buffer.	

Amendment Source:
Best Available Science

Best Available Science Support: Supported

- Best Available Science Report "Wetlands" by AMEC Environment & Infrastructure, Inc.

Relevant Information (includes technical papers and/or references) (if applicable):

- Sheldon, D., T. Hruby, P. Johnson, K. Harper, A. McMillan, T. Granger, S. Stanley, and E. Stockdale. March 2005. Wetlands in Washington State - Volume 1: A Synthesis of the Science. Washington State Department of Ecology. Publication #05-06-006. Olympia, WA. http://www.ecy.wa.gov/pubs/0506006.pdf
- City of Redmond Municipal Code (http://www.codepublishing.com/WA/redmond.html)
- King County Code (http://www.kingcounty.gov/council/legislation/kc_code.aspx)

Affected Code Section(s) (incudes duplicative and overlapping sections):

- 21A.50.290 – Wetlands – Development standards

Public Comment Reference(s):
5, 30, 72, 87, 101, 110, 111, 122, 126

Notes:

Wetland Buffer Modified by Conditions Item 3-4

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	**Neutral**	**Implementation**	**n**
• Neutral on-site protection of wetlands • Neutral protection of public assets and resources (e.g. streets, water quality) • Neutral effect on cumulative impacts to wetlands • Neutral potential to restore damaged wetland buffer areas • Neutral effect on chance of damage to wetlands • Neutral potential to damage high quality, unique wetlands • Neutral net loss of wetland functions and values The proposed amendment will allow for a more intense study of the wetland function and values increasing the level of accuracy during the decision making process. It may result in increased buffers where current buffer conditions are poor or reduced buffers where conditions are good.		• Less clear regulations, greater chance for unintended consequences • Decreased ability for consistent, efficient implementation by the staff • Neutral likelihood of support/approval by other agencies • Neutrally effective mitigation, harder to monitor The inherent variability in the proposed regulation will decrease the chances consistency and efficiency.	
Property	**p**	**Overall Effect**	
• Increased flexibility and options for property owner's use of property • Decreased predictability for permit applicants and neighbors • Increased recognition of site improvements and existing uses in standards • Increased expense / time The proposed regulation could help property owners seeking to develop environmentally constrained parcels find ways to lessen their impact, or intensity of use through changes to their plans or possibly other technological means.		**Neutral**	

Wetland Buffer Modified by Conditions Item 3-4b

Existing Regulation(s)	Proposed Amendment & Description
Current regulations allow for buffer reductions and increases based on wetland type and function. A decrease in buffer width will only be considered after mitigation sequencing has been applied and will be accompanied by a plan for mitigating buffer reduction impacts including select incentive based options provided by the code, a replanting plan and a five year maintenance and monitoring plan.	Revise buffer width requirements to include evaluations of proposed land use intensity and existing buffer function and condition. Based upon this evaluation of function and proposed intensity, the buffer could be adjusted (increased or decreased) accordingly.
Desired Result of Amendment: This amendment, if adopted, would allow for an increase or decrease in buffer width based upon the proposed land use intensity and the existing functions of the wetland buffer.	

Amendment Source:
Best Available Science

Best Available Science Support: Supported

- Best Available Science Report "Wetlands" by AMEC Environment & Infrastructure, Inc.

Relevant Information (includes technical papers and/or references) (if applicable):

- Sheldon, D., T. Hruby, P. Johnson, K. Harper, A. McMillan, T. Granger, S. Stanley, and E. Stockdale. March 2005. Wetlands in Washington State - Volume 1: A Synthesis of the Science. Washington State Department of Ecology. Publication #05-06-006. Olympia, WA. http://www.ecy.wa.gov/pubs/0506006.pdf
- City of Redmond Municipal Code (http://www.codepublishing.com/WA/redmond.html)
- King County Code (http://www.kingcounty.gov/council/legislation/kc_code.aspx)

Affected Code Section(s) (incudes duplicative and overlapping sections):

- 21A.50.290 – Wetlands – Development standards

Public Comment Reference(s):
5, 30, 72, 87, 101, 110, 111, 122, 126

Notes:

Wetland Buffer Modified by Conditions Item 3-4b

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	**~~Neutral~~ p**	**Implementation**	**n**
• ~~Neutral~~ Increased on-site protection of wetlands • Neutral protection of public assets and resources (e.g. streets, water quality) • Neutral effect on cumulative impacts to wetlands • Neutral potential to restore damaged wetland buffer areas • Neutral effect on chance of damage to wetlands • Neutral potential to damage high quality, unique wetlands • ~~Neutral~~ Decreased net loss of wetland functions and values The proposed amendment will allow for a more intense study of the wetland function and values increasing the level of accuracy during the decision making process. ~~It may result in increased buffers where current buffer conditions are poor or reduced buffers where conditions are good.~~High quality buffers adjacent to high intensity uses would be preserved or even expanded, while low intensity uses next to high quality buffers may result in a smaller buffer area.		• Less clear regulations, greater chance for unintended consequences • Decreased ability for consistent, efficient implementation by the staff • Neutral likelihood of support/approval by other agencies • Neutrally effective mitigation, harder to monitor The inherent variability in the proposed regulation will decrease the chances consistency and efficiency.	
Property	**p**	**Overall Effect**	
• Increased flexibility and options for property owner's use of property • Decreased predictability for permit applicants and neighbors • Increased recognition of site improvements and existing uses in standards • Increased expense / time The proposed regulation could help property owners seeking to develop environmentally constrained parcels find ways to lessen their impact, or intensity of use through changes to their plans or possibly other technological means.		**~~Neutral~~Positive**	

Wetland Buffer Modified by Conditions Item 3-4b

Existing Regulation(s)	Proposed Amendment & Description
Current regulations allow for buffer reductions and increases based on wetland type and function. A decrease in buffer width will only be considered after mitigation sequencing has been applied and will be accompanied by a plan for mitigating buffer reduction impacts including select incentive based options provided by the code, a replanting plan and a five year maintenance and monitoring plan.	Revise buffer width requirements to include evaluations of proposed land use intensity and existing buffer function and condition. Based upon this evaluation of function and proposed intensity, the buffer could be adjusted (increased or decreased) accordingly.
Desired Result of Amendment: This amendment, if adopted, would allow for an increase or decrease in buffer width based upon the proposed land use intensity and the existing functions of the wetland buffer.	

Amendment Source:
Best Available Science

Best Available Science Support: Supported

- Best Available Science Report "Wetlands" by AMEC Environment & Infrastructure, Inc.

Relevant Information (includes technical papers and/or references) (if applicable):

- Sheldon, D., T. Hruby, P. Johnson, K. Harper, A. McMillan, T. Granger, S. Stanley, and E. Stockdale. March 2005. Wetlands in Washington State - Volume 1: A Synthesis of the Science. Washington State Department of Ecology. Publication #05-06-006. Olympia, WA. http://www.ecy.wa.gov/pubs/0506006.pdf
- City of Redmond Municipal Code (http://www.codepublishing.com/WA/redmond.html)
- King County Code (http://www.kingcounty.gov/council/legislation/kc_code.aspx)

Affected Code Section(s) (incudes duplicative and overlapping sections):

- 21A.50.290 – Wetlands – Development standards

Public Comment Reference(s):
5, 30, 72, 87, 101, 110, 111, 122, 126, 220

Notes:

Wetland Buffer Modified by Conditions Item 3-4b

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	**p**	**Implementation**	**n**
• Increased on-site protection of wetlands • Neutral protection of public assets and resources (e.g. streets, water quality) • Neutral effect on cumulative impacts to wetlands • Neutral potential to restore damaged wetland buffer areas • Neutral effect on chance of damage to wetlands • Neutral potential to damage high quality, unique wetlands • Decreased net loss of wetland functions and values The proposed amendment will allow for a more intense study of the wetland function and values increasing the level of accuracy during the decision making process. High quality buffers adjacent to high intensity uses would be preserved or even expanded, while low intensity uses next to high quality buffers may result in a smaller buffer area.		• Less clear regulations, greater chance for unintended consequences • Decreased ability for consistent, efficient implementation by the staff • Neutral likelihood of support/approval by other agencies • Neutrally effective mitigation, harder to monitor The inherent variability in the proposed regulation will decrease the chances consistency and efficiency.	
Property	**p**	**Overall Effect**	
• Increased flexibility and options for property owner's use of property • Decreased predictability for permit applicants and neighbors • Increased recognition of site improvements and existing uses in standards • Increased expense / time The proposed regulation could help property owners seeking to develop environmentally constrained parcels find ways to lessen their impact, or intensity of use through changes to their plans or possibly other technological means.		**Positive**	