

Existing Regulation(s)	Proposed Amendment & Description
<p>Current regulations allow for isolated wetlands less than 1,000 square feet to be exempted from the Wetland Development Standards of the SMC provided any cumulative impacts are mitigated pursuant to an approved mitigation plan. An evaluation of the role isolated wetlands play as part of the habitat mosaic in Sammamish is not required.</p>	<p>Provide additional guidance (both allowances and limitations) concerning small isolated wetlands (Type 3 & 4); in particular a review to identify the functions that the wetland provides to determine how the isolated wetland should be managed for ecological function of the watershed as a whole.</p>
<p><u>Desired Result of Amendment:</u> The proposed amendment would provide clarity to the applicant on the role isolated wetlands play in Sammamish, which will guide whether or not impacts to the wetland are authorized by the city.</p>	

Amendment Source:

Best Available Science

Best Available Science Support: Supported

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

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

- 21A.50.320 – Wetlands – Limited exemption

Public Comment Reference(s):

33, 59, 67, 68, 70, 84, 88, 97, 101, 105, 116, 182

Notes:

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	P	Implementation	P
<ul style="list-style-type: none"> Increased on-site protection of wetlands Increased protection of public assets and resources (e.g. streets, water quality) Decreased cumulative impacts to wetlands Increased potential to restore damaged wetland buffer areas Neutral chance of damage to wetlands Neutral potential to damage high quality, unique wetlands Decreased net loss of wetland functions and values <p>The proposed regulation would help city staff and the public understand more clearly the role of isolated wetlands as part of a mosaic of habitat throughout the city. This would offer better protections and decreased cumulative impacts with a resultant decrease in net loss of wetland functions and values.</p>		<ul style="list-style-type: none"> Clearer regulations, lesser chance for unintended consequences Increased ability for consistent, efficient implementation by the staff Increased likelihood of support/approval by other agencies More effective mitigation, easier to monitor <p>The proposed regulation would require additional review prior to authorizing alterations to isolated wetlands through in depth analysis to understand the wetland's value as part of the habitat mosaic. The proposed amendment will result in less chance of unintended consequences through alterations to isolated wetlands and would increase the support by other agencies.</p>	
Property	Neutral	Overall Effect	
<ul style="list-style-type: none"> Decreased 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 More expense / more time <p>The proposed amendment would decrease some predictability for the applicant as they may not have a clear understanding of the functions and values of the wetland area as part of the wetland mosaic in Sammamish. The amendment would also require the increase costs and time for application review, and may result the identification of some isolated wetlands that could not be altered.</p>		<h2>Positive</h2>	

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<p>Current regulations allow for isolated wetlands less than 1,000 square feet to be exempted from the Wetland Development Standards of the SMC provided any cumulative impacts are mitigated pursuant to an approved mitigation plan. An evaluation of the role isolated wetlands play as part of the habitat mosaic in Sammamish is not <u>already</u> required <u>as part of the adopted Washington State Wetland Rating System for Western Washington (Washington State Department of Ecology 2004)</u>.</p>	<p>Provide additional guidance (both allowances and limitations) concerning small isolated wetlands (Type 3 & 4); in particular a review to identify the functions that the wetland provides to determine how the isolated wetland should be managed for ecological function of the watershed as a whole.</p>
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