



Agenda
Planning Commission Workshop
Wednesday, February 22, 2017
City Manager's Conference Room | 975 George Washington Way

Commission Members: Chair Madsen, Vice-Chair Wallner and Commissioners Clark, Wise, Palmer, Boring and Berkowitz

Liaisons: Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour
Staff Liaison Development Services Manager Simon

Special Workshop - 7:00 p.m.

Call to Order / Attendance:

Agenda Items:

Business:

- I. Review of Title 22 - Sensitive Areas Ordinance Updates
 - Rick Simon, Development Services Manager
2. Review of Draft 2016 Annual Report
 - Rick Simon, Development Services Manager

Adjournment

The next Planning Commission Workshop is March 8, 2017

The next Planning Commission Meeting is March 22, 2017

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Workshop by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 02/22/2017

Agenda Category: Business

Prepared By: Rick Simon, Development Services Manager

Subject:

Review of Title 22 - Sensitive Areas Ordinance Updates

Request:

Recommended Motion:

None

Summary:

The Growth Management Act requires that the City update its comprehensive plan and development regulations by June 30th. The City has hired a consultant team to assist in the plan update. Staff is responsible for ensuring that our development regulations are consistent with GMA requirements. One such requirement is for the City to have a critical areas code that meets the "best available science" standard mandated in state law. As our current code has not been updated in a number of years, it is in need of review. When the City updated its shoreline regulations in 2014, part of the update included a critical areas regulation for lands falling within shoreline jurisdiction. The attached draft ordinance relies on the standards contained in the shoreline regulations. Proposed changes to the existing code are noted with highlights, underlines and strikeouts.

Once the Commission is satisfied with the draft, we'll schedule a formal public review so that adoption can take place prior to the June 30th deadline.

Attachments:

1. Draft Critical Areas Ordinance

Article I. General Introduction

- 22.10.010 General purpose and intent.
- 22.10.020 General applicability of these regulations.
- 22.10.030 General relationship of regulations of one type of sensitive area protection to other regulations.
- 22.10.040 Definitions

Article II. Wetlands

- ~~22.10.050 Applicability to wetlands.~~
- ~~22.10.060 Regulation wetlands.~~
- 22.10.070 Regulated activities in wetlands.
- 22.10.080 Exemptions ~~to wetland regulations.~~ and allowed uses in wetlands
- 22.10.090 Wetland inventory maps.
- 22.10.100 Rating – Categories of wetland.
- 22.10.110 Wetland buffer areas.
- 22.10.115 Buffer modifications.
- 22.10.120 Wetland alteration and mitigation.
- 22.10.125 Stormwater runoff.
- 22.10.130 Mitigation standards, criteria, and plan requirements.
- 22.10.140 Wetland mitigation plan requirements.
- 22.10.150 Performance standards for wetlands mitigation planning.
- 22.10.160 Wetland monitoring program and contingency plan.
- 22.10.165 Unauthorized alterations and enforcement

Article III. Fish and Wildlife Habitat Areas

- ~~22.10.170 Definitions – Fish and wildlife habitat areas.~~
- 22.10.180 Exemption from fish and wildlife regulations.
- 22.10.190 Fish and wildlife habitat inventory maps.
- ~~22.10.200 Classification of fish and wildlife habitat areas.~~
- 22.10.210 Fish and wildlife habitat buffer areas.
- 22.10.220 Fish and wildlife habitat alteration.
- 22.10.230 Fish and wildlife habitat performance standards and incentives.

Article IV. Geologic Hazard Areas

- 22.10.240 Identification and definition.
- 22.10.250 Applicability to geological hazards.
- 22.10.260 Geologic hazard inventory maps.
- 22.10.270 Preliminary assessment.
- 22.10.280 Geologic reports and studies.
- 22.10.290 Administrative evaluation of geologic reports and studies.
- 22.10.295 Assurance.

Article V. General Information

- 22.10.300 General exemptions.
- 22.10.310 Permit process and application requirements.
- 22.10.320 Requirements of qualified consultants.
- 22.10.330 Land divisions.
- 22.10.340 On-site density transfer for sensitive areas.
- 22.10.350 General procedural provisions.
- 22.10.360 General savings provision – Reasonable use.
- 22.10.370 No special duty created.
- 22.10.380 Severability.

22.10.010 General purpose and intent.

- A. Sensitive areas perform many important biological and physical functions that benefit the city of Richland and its residents.

These functions include, but are not limited to, the following (by type):

1. Wetlands: helping to maintain water quality; storing and conveying stormwater and flood water; recharging ground water; providing important wildlife habitat; and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; and
 2. Fish and wildlife habitat areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.
 3. In addition, certain portions of the city of Richland are characterized by geologic hazards that pose a risk to public and private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of sensitive areas and regulation of geologic hazards are necessary to protect the public health, safety, and welfare.
- B. This section of the Richland Municipal Code contains standards, guidelines, criteria and requirements intended to identify, analyze and mitigate probable impacts to the city of Richland's sensitive areas and geologic hazard areas and to enhance and restore them when possible. The intent of these regulations is to avoid environmental impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to sensitive and geologic hazard areas that result from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this section. The city of Richland's goal shall be to achieve no net loss of wetlands and to avoid probable impacts, to the extent practical, to fish and wildlife habitat and within geologic hazard areas.
- C. It is the intent of this section to:
1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection; aesthetics and community character; adequate housing and infrastructure; opportunities for economic development; creation of a balanced transportation system; adequate public facilities; and achievement of a mix of land use types and densities consistent with the city of Richland's land use plan;
 2. Protect sensitive areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to WAC 173-26-201(2)(a), and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;

3. Serve as a basis for exercise of the city of Richland's substantive authority under the State Environmental Policy Act (SEPA) and the city of Richland's SEPA rules;
 4. Comply with the requirements of the Growth Management Act (RCW 36.70A) and implementing rules; and
 5. Coordinate environmental review and permitting of proposals to avoid duplication and delay.
- D. The city of Richland further notes that Benton County, the U.S. Department of Fish and Wildlife, the U.S. Department of Energy and the Washington State Department of Ecology have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that sensitive areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially ~~geologic hazards~~ sensitive areas. Mapping will enable the city of Richland to provide notice of the potential presence of sensitive areas or the risks associated with developing lands subject to geologic hazards to the public. It should be noted that the boundaries of the sensitive areas and geologic hazard areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally sensitive areas or geologic hazard areas on the site shall determine the action to be taken.

22.10.020 General applicability of these regulations.

- A. The provisions of these regulations shall apply to any activity that affects sensitive areas or their established buffers unless otherwise exempt.
- B. To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of these regulations: ~~clearing and~~ grading; subdivision or short subdivision; building permit; planned unit development; shoreline substantial development; variance; ~~conditional and special use permits. ; other permits leading to the development or alteration of land; rezones and annexations.~~

22.10.030 General relationship of regulations of one type of sensitive area protection to other regulations.

These regulations shall apply as an overlay and in addition to zoning, land use and other regulations, including critical areas regulations, established by the city of Richland. The provisions of this chapter apply whether or not a permit or other type of City approval is being sought

- A. Areas characterized as sensitive may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. For example, some landslide hazard areas (e.g., steep slopes) adjacent to wetlands may be regulated by buffering requirements according to the wetland management provisions of this chapter. Wetlands may be defined and regulated according to the wetland section and habitat

management provisions of this chapter. In the event of any conflict among regulations in this chapter or with any other regulations of the City of Richland for a particular sensitive area, those regulations that provide greater protection to the environmentally sensitive area shall apply.

- B. ~~These sensitive area regulations shall apply as an overlay and in addition to zoning, land use, and other regulations established by the city of Richland. In the event of any conflict between these regulations and any other regulations of the city of Richland, the regulations which provide greater protection to environmentally sensitive areas shall apply.~~

22.10.040 Definitions –Wetlands.

For purposes of this article, the following definitions shall apply:

“Applicant” means the person, party, firm, partnership, corporation, or other entity that proposes any activity that could affect a ~~wetland.~~ sensitive area.

“Artificially created wetland” means wetlands created through purposeful action from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscaping amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

“Best available science” means use of a valid scientific process that includes the following:

1. Peer Review. The information has been critically reviewed by other persons who are qualified professionals or based on scientific publications.
2. Method. The methods used to obtain the information are clearly stated and able to be replicated. The methods are standardized in the pertinent scientific discipline or, if not, the methods have been appropriately peer-reviewed to assure their reliability and validity.
3. Logical conclusions and reasonable inferences. The conclusions presented are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions. The conclusions are logically and reasonably derived from the assumptions and supported by the data presented. Any gaps in information and inconsistencies with other pertinent scientific information are adequately explained.
4. Quantitative Analysis. The data has been analyzed using appropriate statistical or quantitative methods.
5. Context. The information is placed in proper context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.
6. References. The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information.

“Best management practices (BMPs)” ~~excludes existing, ongoing, and new agricultural activities outside of sensitive areas and their buffers.~~ BMPs are current and evolving conservation practices, or systems of

practices, management or operational measures, or design and construction techniques; or normal and accepted industry standards that are applied to land use activity in a manner which:

- A. Controls soil loss and reduces water surface and ground water quality degradation caused by nutrients, wastes, toxics, and sediment; and
- B. Mitigates adverse impacts to the natural chemical, physical and biological environment of the city; and
- C. Utilizes the city's natural resources on a long-term, sustainable yield basis.
- D. Protect trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and
- E. Prevent contamination of surface and groundwater resources, and protect from impacts to native and other desirable vegetation with BMPs for chemical pesticide, herbicide, and fertilizer applications.

"Buffer" means an area adjacent to a sensitive area that functions to avoid loss or diminution of the ecologic functions and values of the sensitive area. Specifically, a buffer may:

- Preserve the ecologic functions and values of a system including, but not limited to, providing microclimate conditions, shading, input of organic material, and sediments; room for variation and changes in natural wetland, river, or stream characteristics; providing for habitat for lifecycle stages of species normally associated with the resource; and
- Physically isolate a sensitive area such as a wetland, river, or stream from potential disturbance and harmful intrusion from surrounding uses using distance, height, visual, and/or sound barriers, and generally including dense native vegetation, but also may include human-made features such as fences and other barriers;
- Act to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters such as from landslide or flooding.

"Channel migration zone" means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. For the purpose of this program, the channel migration zone excludes areas separated from the active river channel by legally existing artificial structures that are likely to restrain channel migration including, but not limited to, flood control facilities, transportation facilities, and structures built above or constructed to remain intact through the 100-year flood.

"Clearing" means the removal of trees, brush, grass, ground cover, or other vegetative matter from a site which exposes the earth's surface of the site.

~~"Creation" means the production or formation of a wetland through artificial means from an upland (dry) site.~~ (wetland) means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Establishment results in a gain in wetland acreage [and function]. [A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species (Gwin et al. 1999).]

"Critical habitat" or "critical wildlife habitat" means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Wildlife (Non-Game Data System Special Animal Species) as identified in WAC 232-12-011 or 232-12-014

and in the priority habitat species lists compiled in compliance with WAC 365-190-080; or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.

“Critical habitat” also includes the following types of areas:

- A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).
- B. Fish and wildlife areas with irreplaceable ecological functions, including but not necessarily limited to the following:
 - 1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;
 - 2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;
 - 3. Category I wetlands as defined in RMC 22.10.100;
 - 4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;
 - 5. Documented habitat, other than accidental presence, of threatened or endangered species;
 - 6. Documented habitat, other than accidental presence, of regional or national significance for migrating birds.

“Department” means the city of Richland community and development services group.

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

“Enhancement” means the improvement of an existing viable wetland or buffer, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or pest animal species.

“Erosion” means wearing away of rock or soil by the gradual detachment of soil and rock fragments by water, wind, ice, and other mechanical and chemical forces.

“Erosion Hazard Areas” are areas identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

“Excavation” means the mechanical removal of earth material.

“Existing and ongoing agricultural activities” include those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

“Federal Manual” or “federal methodology” means the methodology for identifying wetlands in the field as described in the current Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

“Fill/fill materials” means a deposit of earth materials placed by human or mechanical (machine) means.

“Filling” means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

“Geotechnical report or geotechnical analysis” means a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, estimates of susceptibility to erosion, sliding, earthquake, or other geological events, and the extent of risk to the health and safety of persons and property. Such a report shall include conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-gradient properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise regarding the regional and local geology and processes.

“Grading” means any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.

“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

“Habitat map” means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas) adopted by the city of Richland to indicate the potential presence of wildlife species.

“High impact land use” means land uses that are generally associated with relatively high levels of human activity or disturbance, development of structures, or substantial wetland habitat impacts. Depending on their context, high impact land uses can include, but are not limited to, residential buildings and structures, active recreation areas and facilities, commercial and industrial land uses, buildings and structures, and similar uses and activities which create a significant potential for impacts to wetlands. The context for determining the impact of a land use includes the sensitivity of the wetland, the density and intensity of adjacent development, the amount of impervious surface, the orientation of proposed buildings and structures and other relevant factors as determined in an individual case.

“In-kind mitigation” means replacement of wetlands with substitute wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

“Landslide Hazard Areas” are areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
3. Areas with all three of the following characteristics:
 - a. Areas with slope steeper than 15 percent;
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 - c. Springs or ground water seepage;
4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

“Low impact land use” means land uses that are typically associated with relatively low levels of human activity, disturbance or development and that are conducted in a manner as to minimize impacts to the buffer. Low impact land uses may include:

- A. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;
- B. Passive recreation, including walkways or trails located in the outer 25 percent of the buffer area;
- C. Educational and scientific research activities, provided prior approval is obtained from the approval authority;
- D. Normal and routine maintenance and repair of any existing public or private facilities, provided appropriate measures are undertaken to minimize impacts to the wetland and its buffer and that disturbed areas are restored immediately to a natural condition; or
- E. Agricultural land uses that do not create a significant probable wetland impact.

“Mitigation” means a series of prioritized actions that when achieved in full ensures project impacts will result in no net loss of habitat value or fish and wildlife populations.

“Mitigation” involves actions that proceed in sequence from the highest to the lowest priority as follows:

- A. Avoiding impacts to environmentally sensitive areas by not taking action or parts of actions.
- B. Minimizing impact by limiting the degree or magnitude of the action and its implementation.
- C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
- D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

E. Compensating for the impact by replacing or providing substitute resources or environments. While monitoring alone is not considered mitigation for purposes of these regulations, it may be part of a comprehensive mitigation program.

“Native vegetation” means vegetation indigenous to the area in question.

~~“Out-of-kind mitigation” means replacement of wetlands with substitute wetlands whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.~~

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, and turbidity or pollutants after development, construction, or restoration.

Preservation (wetlands) means the removal of a threat to, or preventing the decline of, wetland d conditions by an action in or near a wetland. This term includes the purchase of land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres [but may result in a gain in functions over the long term].

"Priority habitat" means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;
- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife

"Priority species" means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

- A. Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species

that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.

- B. Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.
- C. Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.
- D. Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

“Qualified consultant,” for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat.

“Qualified professional” for the purpose of these regulations, shall mean a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, ecology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

- A. A qualified professional for habitats or wetlands must have a degree in biology, ecology or related field and professional experience related to the subject species. A Qualified wetland specialist” is further defined below.
- B. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
- C. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

“Qualified wetland specialist” means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

- A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, ecology, environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or
- B. Four years of related work experience and training, with a minimum of two years’ experience delineating wetlands with the Unified Federal Manual and preparing wetland reports.

~~Qualified Consultant. A “qualified wetland specialist” means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:~~

~~A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, or environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or~~

~~B. Four years of related work experience and training, with a minimum of two years' experience delineating wetlands with the Unified Federal Manual and preparing wetland reports.~~

"Regulated activity" means activities occurring in or near and/or potentially affecting a wetland or wetland buffer that are subject to the provisions of this section. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, draining, excavation, flooding, construction or reconstruction, driving pilings, obstructing, shading, clearing or harvesting.

Rehabilitation (wetland): The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions [and processes] of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. [Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.]

"Restore", "Restoration" or "ecological restoration" means the reestablishment or upgrading of impaired natural or enhanced ecological shoreline processes or functions. This may be accomplished through measures including but not limited to re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to pre-Columbia Basin Project, aboriginal or pre-European settlement conditions.

~~"Restoration" means the reestablishment of a viable wetland from a previously filled or degraded wetland site.~~

"Secondary habitat" or "secondary wildlife habitat" means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat.

"Seismic Hazard Areas" are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

"Site" means any parcel or combination of contiguous parcels where the proposed project impacts a wetland(s).

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

“Structural diversity” means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.

“Structure” means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels;

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland.

“Temporary erosion control” means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity or pollutants during development, construction, or restoration.

“Wetland” or “wetlands” refers to areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. For identifying and delineating a regulated wetland, the methodology shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements as provided in RCW 90.58.380 and WAC 173-22-035. ~~However, wetlands do include those artificial wetlands intentionally created to mitigate conversion of wetlands.~~

“Wetland buffer area” means a naturally vegetated and undisturbed, enhanced or revegetated zone surrounding a natural, restored or newly created wetland that is an integral part of a wetland ecosystem, and protects a wetland from adverse impacts to the integrity and value of the wetland. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

Wetland Class. The U.S. Fish and Wildlife Service wetland classification scheme uses a hierarchy of systems, subsystems, classes and subclasses to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, aquatic bed, unconsolidated bottom, rock bottom, rocky shore, stream bed, and reef.

“Wetland delineation” means the delineation requires the actual flagging or staking in the field of the edges of the wetland by a qualified consultant or their representative.

“Wetland determination” means a report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A determination does not include a formal delineation.

Article 2 - Wetlands

~~22.10.050 Applicability to wetlands.~~

~~A. See RMC 22.10.020 for general applicability.~~

~~B. Nonproject actions, limited to: rezones and annexations.~~

~~22.10.060 Regulation wetlands.~~

~~A. All Category I wetlands;~~

~~B. Category II and III wetlands greater than one-half acre; and~~

~~C. Category IV wetlands greater than one acre.~~

22.10.070 Regulated activities in wetlands.

The following activities which occur in conjunction with a development application within a wetland and its associated buffer, or outside a wetland or buffer, but affecting the wetland or buffer, shall be regulated pursuant to the standards of this chapter:

A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;

B. Dumping, discharging or filling with any material;

C. Draining, flooding or disturbing the water level or water table;

D. Driving, piling or placing obstructions;

E. Constructing, reconstructing, demolishing or altering any structure or infrastructure if the activity results in greater impervious surface coverage;

F. Destroying or altering vegetation including through clearing, harvesting, shading or planting vegetation that would alter the character of wetland;

G. Activities that result in significant changes in water temperature, physical or chemical characteristics of wetland water sources, including water quantity and quality as stated in Chapter 90.03 RCW and Chapter 173-201 WAC;

H. Alteration of natural drainage patterns or any activity that results in a discharge of stormwater runoff into a wetland; and

I. Any other activities affecting a wetland or wetland buffer not otherwise exempt from the provisions of this section. [Ord. 48-93; Ord. 23-01].

22.10.080 Exemptions ~~to wetland regulations.~~ and allowed uses in wetlands

~~A. See RMC 22.10.300 for general exemptions to all sensitive areas.~~

~~B. The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices on wetlands:~~

~~1. Activities involving artificially created wetlands intentionally created from nonwetland sites, including but not limited to, grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands created as mitigation.~~

~~C. Notwithstanding the exemptions provided by RMC 22.10.300 and by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize probable wetland impacts.~~

- A. Wetlands. The following wetlands are exempt from the buffer provisions contained in this Chapter and the normal mitigation sequencing process in (citation needed here) They may be filled if impacts are fully mitigated based on provisions in RMC 22.10.120 Wetland alteration and mitigation. In order to verify the following conditions, a critical area report for wetlands must be submitted.
1. All isolated Category III and IV wetlands less than 1,000 square feet that:
 - a. Are not associated with riparian areas or buffer
 - b. Are not part of a wetland mosaic.
 - c. Do not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife or species of local importance.
 - d. Are not a vernal pool.
 - e. Are not an alkali wetland
 - f. Do not contain aspen stands
- B. Activities Allowed in Wetlands. The activities listed below are allowed in wetlands. These activities do not require submission of a sensitive area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. These activities include:
1. Conservation or preservation of soil, water, vegetation, fish, shellfish, and/or other wildlife that does not entail changing the structure or functions of the existing wetland.
 2. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.
 3. Drilling for utilities/utility corridors under a wetland, with entrance/exit portals located completely outside of the wetland buffer, provided that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column will be disturbed.

4. Enhancement of a wetland through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Re-vegetation with appropriate native species at natural densities shall occur in conjunction with removal of invasive plant species.
 5. Educational and scientific research activities
 6. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way, provided that the maintenance or repair does not expand the footprint or use of the facility or right-of-way.
- C. Notwithstanding the exemptions provided by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that achieve no net loss of ecological wetland functions.

22.10.090 Wetland inventory maps.

The approximate location and extent of wetlands within the city of Richland's planning area are shown on the sensitive areas maps adopted as part of this section. These maps shall be used only as a general guide for the assistance of property owners and the public, as the boundaries are generalized. The actual type, extent and boundaries of wetlands shall be determined in the field by a qualified consultant according to the procedures, definitions and criteria established by this chapter. In the event of any conflict between the wetland location or designation shown on the city of Richland's maps and the criteria or standards of this chapter, the results of applying the criteria and standards during the field investigation shall control.

22.10.100 Rating – Categories of wetland.

Wetlands shall be designated Category I, Category II, Category III, or Category IV ~~or locally significant~~ according to the following criteria:

A. Category I, II, III, and IV are set forth in the Washington State Department of Ecology's Wetland Rating System for Eastern Washington, ~~October 1991 (Publication No. 91-58) or as amended. Publication #04-06-030, as may be amended in the future (hereinafter referred to as the Ecology Wetlands Rating System).~~

~~B. "Locally significant wetlands" are those that are deemed important to the city of Richland because they function as part of a water quality or flood mitigation program, are planned to be or can be integrated into an identified open space plan or system, or serve other substantial public purposes. Locally significant wetlands may be considered for acquisition by the city of Richland pursuant to land trade, purchase of a fee or lesser interest, or other appropriate mechanism.~~

22.10.110 Wetland buffer areas.

- A. The establishment of wetland buffer areas shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function and value of the wetland.

Buffers shall consist of an undisturbed area of vegetation established to protect the functions and values of the wetland. The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations, and required mitigation measures. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations and required mitigation measures. Buffers are not intended to be established or to function independently of the wetland they are established to protect; the establishment of a buffer shall not operate to prevent a use or activity that would otherwise be permitted in the wetland subject to mitigation.

- A. B. Buffers shall be measured from the wetland edge as delineated using the 1987 Army Corps of Engineers Wetlands Delineation Manual and the Arid West Regional Supplement. Buffers shall be ~~Washington State Wetlands Identification and Delineation Manual and~~ marked in the field. Required buffer widths shall be determined according to the proposed land use (Table 22.10.110(C) below) and the wetland category in Table 22.10.110(D). ~~reflect the sensitivity of the wetland and the type and intensity of human activity proposed to be conducted near the wetland.~~

C. The following buffer widths are established:

WETLAND CATEGORY	HIGH IMPACT LAND USE	LOW IMPACT LAND USE
Category I	150 feet	75 feet
Category II	100 feet	50 feet
Category III	50 feet	25 feet
Category IV	50 feet	25 feet

<u>Level of Impact from Proposed Change in Land Use</u>	<u>Types of Land Use Based on Common Zoning Designations</u>
<u>High</u>	• <u>Commercial</u> • <u>Urban</u> • <u>Industrial</u> • <u>Institutional</u> • <u>Retail sales</u> • <u>Residential (more than 1 unit/acre)</u> • <u>High-intensity recreation (golf courses, ball fields, etc.)</u>

	• <u>Conversion to high intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.)</u> • <u>Hobby Farms</u>
<u>Moderate</u>	• <u>Residential (1 unit/acre or less)</u> • <u>Moderate-intensity open space (parks with biking, jogging, etc.)</u> • <u>Paved driveways and gravel driveways serving 3 or more residences</u> • <u>Paved trails</u> • <u>Conversion to moderate intensity agriculture (orchards, hay fields, etc.)</u> • <u>Utility corridor or right-of-way shared by several utilities and including access/maintenance road</u>
<u>Low</u>	• <u>Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.)</u> • <u>Timber management (cutting of trees only)</u> • <u>Gravel driveways serving 2 or fewer residences</u> • <u>Unpaved trails</u> • <u>Utility corridor without a maintenance road and little or no vegetation management.</u>

D. ~~Buffer widths may be modified by averaging buffer widths or by enhancing buffer quality as set forth herein.~~ The following buffer widths are established:

<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
<u>Category IV Wetlands (For wetlands scoring less than 16 points for all functions)</u>		
<u>Score for all 3 basic functions is less than 16 points</u>	<u>Low – 25 ft.</u> <u>Moderate – 40 ft.</u> <u>High – 50 ft.</u>	<u>None</u>
<u>Category III Wetlands (For wetlands scoring 16-18 points for all functions)</u>		
<u>Moderate level of function for habitat (score for habitat 5-7 points)</u>	<u>Low – 75 ft.</u> <u>Moderate – 110 ft.</u> <u>High – 150 ft.</u>	<u>None</u>
<u>Score for habitat 3-4 points</u>	<u>Low – 40 ft.</u> <u>Moderate – 60 ft.</u> <u>High – 80 ft.</u>	<u>None</u>
<u>Category II Wetlands (For wetlands that score 19-21 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u>		
<u>High level of function for habitat (score for habitat 8-9 points)</u>	<u>Low – 100 ft.</u> <u>Moderate – 150 ft.</u> <u>High – 200 ft.</u>	<u>Maintain connections to other habitat areas.</u>

<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
<u>Moderate level of function for habitat (score for habitat 5-7 points)</u>	<u>Low – 75 ft.</u> <u>Moderate – 110 ft.</u> <u>High – 150 ft.</u>	<u>None</u>
<u>High level of function for water quality improvement and low for habitat (score for water quality 8-9 points; habitat less than 5 points)</u>	<u>Low – 50 ft.</u> <u>Moderate – 75 ft.</u> <u>High – 100 ft.</u>	<u>No additional surface discharges of untreated runoff</u>
<u>Riparian forest</u>	<u>Buffer width to be based on score for habitat functions or water quality functions</u>	<u>Riparian forest wetlands need to be protected at a watershed or subbasin scale</u> <u>Other protection based on needs to protect habitat and/or water quality functions</u>
<u>Not meeting above characteristic</u>	<u>Low – 50 ft.</u> <u>Moderate – 75 ft.</u> <u>High – 100 ft.</u>	<u>None</u>
<u>Category I Wetlands (For wetlands that score 22 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u>		
<u>Wetlands of High Conservation Value</u>	<u>Low – 125 ft.</u> <u>Moderate – 190 ft.</u> <u>High – 250 ft.</u>	<u>No additional surface discharges to wetland or its tributaries.</u> <u>No septic systems within 300 ft. of wetland.</u> <u>Restore degraded parts of buffer.</u>
<u>High level of function for habitat (score for habitat 8-9 points)</u>	<u>Low – 100 ft.</u> <u>Moderate – 150 ft.</u> <u>High – 200 ft.</u>	<u>Restore degraded parts of buffer.</u> <u>Maintain connections to other habitat areas</u>
<u>Moderate level of function for habitat (score for habitat 5-7 points)</u>	<u>Low – 75 ft.</u> <u>Moderate – 110 ft.</u> <u>High – 150 ft.</u>	<u>None</u>
<u>High level of function for water quality improvement (8-9 points) and low for habitat (less than 5 points)</u>	<u>Low – 50 ft.</u> <u>Moderate – 75 ft.</u> <u>High – 100 ft.</u>	<u>No additional surface discharges of untreated runoff</u>
<u>Not meeting above characteristics</u>	<u>Low – 50 ft.</u> <u>Moderate – 75 ft.</u> <u>High – 100 ft.</u>	<u>None</u>

22.10.115 Buffer modifications

1. Buffer width averaging shall be allowed only where the applicant demonstrates to the department that the wetland contains variations in sensitivity due to existing physical characteristics, that lower intensity land uses would be located adjacent to areas where the buffer width is reduced, that width averaging will not adversely impact the wetland functional values, and that the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging.

2. Buffer width may be reduced by up to 25 percent if the existing buffer area is vegetated with greater than 90 percent areal cover of native species and a report by a qualified wetlands specialist demonstrates that a smaller than standard wetland buffer will provide all of the buffer functions necessary to protect all functions and values of the wetland. The department may require long-term monitoring of the buffer and wetland with appropriate contingency actions if adverse impacts to the wetland occur.

3. Notwithstanding the reductions permitted in subsections (D)(1) and (2) of this section, buffer widths shall not be reduced by more than 50 percent of the required buffer or to less than 25 feet.

E. The minimum buffer width stated in subsection (E)(3) of this section shall be increased not more than 125 percent (buffer width $\times$ 1.25) when the qualified consultant determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or

2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or

3. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:

a. The minimum buffer for that particular wetland; or

b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.

F. Low impact uses and activities that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.

G. Required buffers shall not deny all reasonable use of property. A variance from buffer width requirements may be granted by the city of Richland upon a demonstration by the applicant that:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirements;

~~2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question;~~

~~3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and~~

~~4. The granting of the buffer width variance will not materially affect the subject wetland.~~

~~5. All variances shall be in accord with RMC 23.70.110 through 23.70.170.~~

Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower rated area.
 2. The buffer is increased adjacent to the higher functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower functioning or less sensitive portion as demonstrated by a critical areas report from a qualified wetland professional.
 3. The total area of the buffer after averaging is equal to the area required without averaging.
 4. The buffer at its narrowest point is never less than either $\frac{3}{4}$ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.
- B. Averaging for proposed land uses may be allowed when all of the following are met:
1. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
 2. The averaged buffer will not result in degradation of the wetland’s functions and values as demonstrated by a critical areas report from a qualified wetland professional.
 3. The total buffer area after averaging is equal to the area required without averaging.
 4. The buffer at its narrowest point is never less than either $\frac{3}{4}$ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.
- C. Reduction in buffer width based on reducing the intensity of impacts from proposed land uses
1. The buffer widths recommended for proposed land uses with high-intensity impacts to wetlands can be reduced to those recommended for moderate-intensity impacts under the following conditions:
 - a. For wetlands that score moderate or high for habitat (5 points or more for the habitat functions), the width of the buffer can be reduced if both of the following criteria are met:

- i. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other Priority Habitats as defined by the Washington State Department of Fish and Wildlife (“relatively undisturbed” and “vegetated corridor” are defined in the Washington State Wetland Rating System for Eastern Washington – 2014 Update, or latest update). Priority Habitats in eastern Washington include:
 - Wetlands
 - Riparian zones
 - Cliffs
 - Urban natural open space
 - ii. The corridor must be protected for the entire distance between the wetland and the Priority Habitat by some type of legal protection such as a conservation easement.
 - iii. Measures to minimize the impacts of different land uses on wetlands, such as the examples summarized in Table 22.10.110(D), are applied.
- b. For wetlands that score fewer than 5 points for habitat, the buffer width can be reduced to that required for moderate land-use impacts by applying measures to minimize the impacts of the proposed land uses (see examples in Table 22.10.110 D).
- D. Examples of measures to minimize impacts to wetlands from changes in land uses with high impacts.

Table 22.10.115 D

<u>Examples of Disturbance</u>	<u>Activities and Uses that Cause Disturbances</u>	<u>Examples of Measures to Minimize Impacts</u>
<u>Lights</u>	• <u>Parking lots</u> • <u>Warehouses</u> • <u>Manufacturing</u> • <u>Residential areas</u>	• <u>Direct lights away from wetland</u>
<u>Noise</u>	• <u>Manufacturing</u> • <u>Residential areas</u>	• <u>Locate activity that generates noise away from wetland</u>
<u>Toxic runoff*</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Application of agricultural pesticides</u> • <u>Landscaping</u>	• <u>Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</u> • <u>Establish covenants limiting use of pesticides within 150 ft of wetland</u> • <u>Apply integrated pest management</u>
<u>Stormwater runoff</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Commercial</u>	• <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u> • <u>Prevent channelized flow from lawns that directly enters the buffer</u>

	• <u>Landscaping</u>	
<u>Change in water regime</u>	• <u>Impermeable surfaces</u> • <u>Lawns</u> • <u>Tilling</u>	• <u>Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</u>
<u>Pets and human disturbance</u>	• <u>Residential areas</u>	• <u>Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract</u>
<u>Dust</u>	• <u>Tilled fields</u>	• <u>Use BMPs to control dust</u>
<u>* These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.</u>		

- E. The minimum buffer width stated in Table 22.10.115(D) Wetland Buffer Widths shall be increased when the qualified consultant determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:
1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or
 2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
 3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (listed by the federal government of the state as endangered, threatened, candidate, monitored or documented priority species or habitat for those species or has unusual nesting or resting sites such as heron rookeries or raptor nesting trees), the width of the buffer should be increased to provide adequate protection for the species based on its particular life-history needs: or
 4. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be increased by 50 percent.
- F. Low impact uses and activities (see Table 22.10.110(C)) that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities that may be permitted in appropriate cases, based on guidance in the Wetlands and CAO Guidance for Small Cities, Eastern Washington version (dated January 2010, revised October 2012, as may be amended in the future), include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.

- G. A variance from buffer width requirements may be granted by the city of Richland Hearing Examiner following Type II permit procedures as set forth in Title 19 of the Richland Municipal Code upon a demonstration by the applicant that the following criteria are met:
1. That the strict application of the bulk, dimensional or performance standards set forth in this title preclude, or significantly interfere with, reasonable use of the property;
 2. That the hardship described in (1) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this title, and not, for example, from deed restrictions or the applicant's own actions;
 3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and applicable development regulations and will not cause adverse impacts to the wetland;
 4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 5. That the variance requested is the minimum necessary to afford relief; and
 6. That the public interest will suffer no substantial detrimental effect.

22.10.120 Wetland alteration and mitigation.

A. All adverse impacts to wetland functions and values shall be mitigated. Mitigation actions by an applicant or property owner shall occur in the following priority sequence:

1. Avoiding the impact by not taking a certain action or parts of actions or moving the action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; ~~and/or~~
5. Compensating for the impact by replacing or providing substitute resources or environments. Preference shall be given to measures that replace the impacted functions on-site or in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identified critical needs based on watershed or comprehensive resource management plans may be authorized.
6. Monitoring the adverse impact and taking appropriate corrective measures.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. These shall include consideration of alternative site plans and building layouts and/or reduction in the density or scope of the proposal.

C. Alteration of wetlands and/or their buffers may be permitted by the department subject to the following criteria:

1. Category I Wetlands. Alterations of Type I wetlands shall be avoided ~~subject to the reasonable use provisions of these regulations.~~

2. Category II Wetlands.

a. Any proposed alteration and mitigation shall comply with the requirements of this section through RMC 22.10.150; and

b. No net loss of wetland function and value will occur due to the alteration.

3. Category III Wetlands.

a. The proposed mitigation complies with the requirements of this section through RMC 22.10.150; and

b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 22.10.130(C).

22.10.125 Stormwater runoff.

New development within 150 feet of a wetland buffer shall contain stormwater runoff within the developed portions of the site. No stormwater runoff shall drain into the wetland. Deviations from this standard may be approved by the ~~department~~ City; provided, that a study undertaken by a qualified consultant in accordance with the provisions of RMC 22.10.140 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland. In the case of a Category ~~3~~ III or Category ~~4~~ IV wetland, stormwater management facilities may be located within the outer 25 percent of the required wetland buffer; provided, that a determination is made that no other location is feasible and the location of such facilities will not have an adverse impact on the functions and values of the wetland.

22.10.130 Mitigation standards, criteria, and plan requirements.

A. Location and Timing of Mitigation.

~~1. Mitigation shall be provided on site, except where on-site mitigation is not feasible or practical due to physical features of the property. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on site.~~

~~2. When mitigation cannot be provided on site, mitigation shall be provided in the immediate vicinity of and within the same watershed as the permitted activity on property owned or controlled by the applicant. When possible, this means within the same watershed as the location of the proposed project.~~

~~3. In-kind mitigation shall be provided except when the applicant demonstrates and the department concurs that greater functional and habitat value can be achieved through out-of-kind mitigation.~~

~~4. Only when it is determined by the department that subsections (A)(1), (2) and (3) of this section are inappropriate and/or impractical shall off-site, out-of-kind mitigation be considered.~~

~~5. Whether occurring on-site or off site, the mitigation project shall occur near an adequate water supply (river, stream, ground water) with a hydrologic connection to the wetland to ensure a successful wetlands development or restoration.~~

~~6. Any agreed-upon proposal shall be completed before initiation of other permitted activities, unless a phased or concurrent schedule has been approved by the department.~~

~~7. Wetland acreage replacement ratios shall be as specified in subsection (C) of this section.~~

A. Location and Timing of Mitigation.

1. Location of Compensatory Mitigation. Compensatory mitigation actions shall be conducted within the same sub-drainage basin and on the site of the alteration except when all of a through d below apply. In that case, mitigation may be allowed off site within the subwatershed of the impact site. When considering off-site mitigation, preference should be given to using alternative mitigation, such as a mitigation bank, an in-lieu fee program, or advanced mitigation.

- a. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., on-site options would require elimination of high-functioning upland habitat), or opportunities on site or within the sub-drainage basin do not have a high likelihood of success based on a determination of the capacity of the site to compensate for the impacts. Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and proposed widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).
- b. On-site mitigation would require elimination of high-quality upland habitat.
- c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the altered wetland.
- d. Off-site locations shall be in the same sub-drainage basin unless:
 - i. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the City and strongly justify location of mitigation at another site.
 - ii. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland. An atypical wetland refers to a compensation wetland (e.g., created or enhanced) that does not match the type of existing wetland that would be found in the geomorphic setting of the site (i.e., the water source[s] and hydroperiod proposed for the mitigation site are not typical for the geomorphic setting). Likewise, it should not provide exaggerated morphology or require a berm or other engineered structures to hold back water. For example, excavating a permanently inundated pond in an existing seasonally saturated or inundated wetland is one example of an enhancement project that could result in an atypical wetland. Another example would be excavating depressions in an existing wetland on a slope, which would require the construction of berms to hold the water.

2. Timing of Compensatory Mitigation. It is desirable that compensatory mitigation projects be completed prior to activities that will disturb wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.
3. The Administrator may authorize a one-time, temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified wetland professional as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay shall not be injurious to the health, safety, or general welfare of the public. The request for the temporary delay must include a written justification that documents the environmental constraints that preclude implementation of the compensatory mitigation plan. The justification must be verified and approved by the City.

B. Mitigation Performance Standards.

1. Adverse impacts to wetlands functions and values shall be mitigated. Mitigation actions shall be implemented in the preferred sequence identified in RMC 22.10.120(A). Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:
 - a. All feasible and reasonable measures will be taken to reduce impacts and losses to the original wetland; Describe how preferred order of wetlands mitigation was followed: 1) restoration (including reestablishment and rehabilitation); 2) creation (establishment); 3) enhancement in combination with restoration or creation; and 4) preservation of high quality, at risk wetlands.
 - b. Compensatory mitigation shall be allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible, and shall achieve equivalent or greater wetland ecological functions.
 - b. c. No overall net loss will occur in wetland functions and values; and
 - e. d. The restored, created or enhanced wetland will be as persistent and sustainable as the wetland it replaces.

C. Wetland Replacement Ratios.

1. Where wetlands alterations are permitted by the department, the applicant shall restore or create equivalent areas of wetlands in order to compensate for wetland losses. Equivalent areas shall be determined according to acreage, function, type, location, timing factors, and projected success of restoration or creation.

2. The following acreage replacement ratios shall be applied. ~~used as targets. The department may vary these standards if the applicant can demonstrate and the department agrees that the variation will provide adequate compensation for lost wetland area, functions and values, or if other circumstances as determined by the department justify the variation.~~

WETLAND SYSTEM CATEGORY/CLASS	WETLAND CREATION AND REPLACEMENT RATIO*	WETLAND ENHANCEMENT RATIO**
Category I	6:1	12:1
Category II and III		
—Forested	3:1	6:1
—Scrub/Shrub or Emergent	2:1	4:1
Category IV	1.5:1	3:1

* Acres replaced: acres altered.

** Acres enhanced: acres altered.

Mitigation ratios for eastern Washington¹

<u>Category and Type of Wetland Impacts</u>	<u>Re- establishment or Creation</u>	<u>Rehabilitation Only²</u>	<u>Re- establishment or Creation (R/C) and Rehabilitation (RH)²</u>	<u>Re-establishment or Creation (R, C) and Enhancement (E)²</u>	<u>Enhancement Only²</u>
<u>All Category IV</u>	<u>1.5:1</u>	<u>3:1</u>	<u>1:1 R/C and 1:1 RH</u>	<u>1:1 R/C and 2:1 E</u>	<u>6:1</u>
<u>All Category III</u>	<u>2:1</u>	<u>4:1</u>	<u>1:1 R/C and 2:1 RH</u>	<u>1:1 R/C and 4:1 E</u>	<u>8:1</u>
<u>Category II Forested</u>	<u>4:1</u>	<u>8:1</u>	<u>1:1 R/C and 4:1 RH</u>	<u>1:1 R/C and 6:1 E</u>	<u>16:1</u>
<u>Category II Vernal Pool</u>	<u>2:1 Compensation must be seasonally ponded wetland</u>	<u>4:1 Compensation must be seasonally ponded wetland</u>	<u>1:1 R/C and 2:1 RH</u>	<u>Case-by-case</u>	<u>Case-by-case</u>
<u>All other Category II</u>	<u>3:1</u>	<u>6:1</u>	<u>1:1 R/C and 4:1 RH</u>	<u>1:1 R/C and 8:1 E</u>	<u>12:1</u>
<u>Category I Forested</u>	<u>6:1</u>	<u>12:1</u>	<u>1:1 R/C and 10:1 RH</u>	<u>1:1 R/C and 20:1 E</u>	<u>24:1</u>
<u>Category I based on score for functions</u>	<u>4:1</u>	<u>8:1</u>	<u>1:1 R/C and 6:1 RH</u>	<u>1:1 R/C and 12:1 E</u>	<u>16:1</u>

<u>Category I Natural Heritage site</u>	<u>Not considered possible³</u>	<u>6:1 Rehabilitation of a Natural Heritage site</u>	<u>R/C Not considered possible³</u>	<u>R/C Not considered possible³</u>	<u>Case-by-base</u>
<u>Category I Alkali</u>	<u>Not considered possible³</u>	<u>6:1 Rehabilitation of an alkali wetland</u>	<u>R/C Not considered possible³</u>	<u>R/C Not considered possible³</u>	<u>Case-by-case</u>
<u>Category I Bog</u>	<u>Not considered possible³</u>	<u>6:1 Rehabilitation of a bog</u>	<u>R/C Not considered possible³</u>	<u>R/C Not considered possible³</u>	<u>Case-by-case</u>

1. Ratios for rehabilitation and enhancement may be reduced when combined with 1:1 replacement through creation or re-establishment. See Table 1b, Wetland Mitigation in Washington State – Part I: Agency Policies and Guidance--Version 1, (Ecology Publication #06-06-011a, Olympia, WA, March 2006 or as revised).
2. These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement.
3. Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

Reference:

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part I: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

~~3. The qualified consultant in the wetlands report may, where feasible, recommend that restored or created wetlands shall be a higher wetland category than the altered wetland in exchange for requiring less than the required amount of restored or created wetland acreage for Categories II, III, and IV only.~~

3. Credit/Debit Method. To more fully protect functions and values, and as an alternative to the mitigation ratios found in the joint guidance “Wetland Mitigation in Washington State Parts I and II” (Ecology Publication #06-06-011a-b, Olympia, WA, March, 2006), the administrator may allow mitigation based on the “credit/debit” method developed by the Department of Ecology in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report” (Ecology Publication #11-06-015, August 2012, or as revised).

22.10.140 Wetland mitigation plan requirements.

Where it is determined by the city that compensatory wetland mitigation is required or appropriate, a mitigation plan shall be prepared consistent with the provisions below and shall also meet the minimum requirements contained in the Wetlands and CAO Guidance for Small Cities, Eastern Washington version (dated January 2010, revised October 2012, and as amended in the future). The purpose of the plan is to prescribe mitigation to compensate for impacts to the wetland functions, values and acreage as a result of the proposed action. This plan shall consider the chemical, physical, and biological impacts on the wetland system using a recognized wetlands assessment methodology and/or best professional judgment. The mitigation plan shall be prepared in two phases, a conceptual phase and a detailed phase.

A. Conceptual Plan – Standards and Criteria. The applicant shall prepare a conceptual mitigation plan for submission to the ~~department~~ City at a premitigation conference. The conceptual mitigation plan shall include:

1. General goals of the mitigation plan;
2. A review of literature or experience to date in restoring or creating the type of wetland proposed;
3. Location of proposed wetland compensation area;
4. General hydrologic patterns on the site following construction;
5. Nature of compensation, including wetland types (in-kind ~~and out-of-kind~~), general plant selection and justification, approximate project sequencing and schedule, and approximate size of the new wetland buffer;
6. A conceptual maintenance plan; and
7. Conceptual monitoring and contingency plan.

B. Detailed Plan – Standards and Criteria. Following acceptance of the conceptual mitigation plan by the department, the applicant will prepare a detailed mitigation plan. Each detailed plan shall contain, at a minimum, the following seven components, and shall be consistent with the standards in RMC 22.10.100 through 22.10.130:

1. A clear statement of the objectives of the mitigation. The goals of the mitigation plan should be stated in terms of the new wetland functions and values compared to the functions and values of the original wetland. Objectives should include:
 2. Qualitative and quantitative standards for success of the project, including hydrologic characteristics (water depths, water quality, hydroperiod/hydrocycle characteristics, flood storage capacity); vegetative characteristics (community types, species composition, density, and spacing); faunal characteristics, and final topographic elevations.
 3. An ecological assessment of the wetland values and wetland buffers that will be lost as a result of the activities, and of the replacement wetlands and buffers, including but not limited to the following:
 - i. Acreage of project;
 - ii. Existing functions and values;
 - iii. Sizes of wetlands, wetland buffers, and areas to be altered;
 - iv. Vegetative characteristics, including community type, areal coverage, species composition, and density;
 - v. Habitat type(s) to be enhanced, restored, or created; and
 - vi. Dates for beginning and completion of the mitigation project, and sequence of construction activities.
4. A statement of the location, elevation, and hydrology of the new site, including the following:
 - a. Relationship of the project to the watershed and existing water bodies;

- b. Topography of site using the smallest readily available intervals, preferably one-foot contour intervals but two-foot is acceptable;
 - c. Water level data, including depth and duration of seasonally high water table;
 - d. Water flow patterns;
 - e. Grading, filling and excavation, including a description of imported soils;
 - f. Irrigation requirements, if any;
 - g. Water pollution mitigation measures during construction;
 - h. Areal coverage of planted areas to open water areas (if any open water is to be present); and
 - i. Appropriate buffers.
5. A planting plan, describing what will be planted, and where and when the planting will occur, as follows:
- a. Soils and substrate characteristics;
 - b. Specify substrate stockpiling techniques; and
 - c. Planting instructions, including species, stock type and size, density or spacing of plants, and water and nutrient requirements.
6. A monitoring and maintenance plan, consistent with RMC 22.10.160.
- a. Specify procedures for monitoring and site maintenance [including control of invasive species](#); and
 - b. Submit monitoring reports to the department.
7. A contingency plan, consistent with these regulations.
8. A detailed budget for implementation of the mitigation plan, including monitoring, maintenance and contingency phases.
9. A guarantee, in the form of a bond or other security device in a form and amount acceptable to the city attorney, assuring that the work will be performed as planned and approved, consistent with these regulations, [including monitoring, maintenance and contingency](#).

22.10.150 Performance standards for wetlands mitigation planning.

- A. The following performance standards shall be incorporated into mitigation plans submitted to the city of Richland:
- 1. Plants should be indigenous to the region (not introduced or foreign species);
 - 2. Plants should be adaptable to a broad range of water depths;
 - 3. Plants should be commercially available or available from local sources;

4. Plant species high in food and cover value for fish and wildlife are recommended, when possible;
 5. Plants should be mostly perennial species;
 6. Avoid committing significant areas of site to species that have questionable potential for successful establishment;
 7. Plant selection must be approved by wetlands biologist/ecologist;
 8. Water depth is not to exceed six and one-half feet (two meters);
 9. The grade or slope that water flows through the wetland is not to exceed six percent;
 10. Slopes within the wetland basin and the buffer zone should not be steeper than 3:1 (horizontal to vertical);
 11. The substrate should consist of a minimum of one foot, in depth, of clean (uncontaminated with chemicals, or solid/hazardous wastes) inorganic/organic materials;
 12. Planting densities and placement of plants should be determined by a qualified professional and shown on the design plans;
 13. The wetland (excluding the buffer area) should not contain more than 60 percent open water as measured at the seasonal high water mark;
 14. Minimum buffer widths should extend ~~25 to 100 feet from the wetland boundary~~; from the wetland boundary in accordance with buffer requirements in Table 22.10.100(D) Wetland Buffer Widths for the proposed category rating of the wetland that will be created.
 15. The planting plan must be approved by the ~~deputy city manager for~~ community ~~and~~ development ~~services~~ director or consultant acting on behalf of the city;
 16. Stockpiling should be confined to upland areas and contract specifications should limit stockpile durations to less than four weeks;
 17. Planting instructions which describe proper placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;
 18. Apply controlled release fertilizer, if reasonable and prudent, at the time of planting and afterward only as plant conditions warrant (determined during the monitoring process);
 19. Install an irrigation system, if necessary, for initial establishment period; and
 20. Construction specifications and methods must be approved by a qualified consultant and the ~~department~~ City.
- B. On completion of construction, the wetland mitigation project must be signed off by the applicant's qualified consultant and the ~~department~~ City. Signature will indicate that the construction has been completed as planned and all design elements have been fully and correctly implemented. If there have been changes in the implementation of the plan, a written explanation from the consulting biologist must be included.

22.10.160 Wetland monitoring program and contingency plan.

A. A monitoring program shall be implemented to determine the success of the mitigation project and any necessary corrective actions. This chapter shall determine if the original goals and objectives are being met.

B. A contingency plan shall be established for compensation in the event that the mitigation project is inadequate or fails. A performance and maintenance bond or other acceptable security device is required to ensure the applicant's compliance with the terms of the mitigation agreement. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of ~~three~~ five years. The department may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

1. During monitoring, scientific procedures for establishing the success or failure of the project must be used;

2. For vegetation determinations, permanent sampling points shall be established;

3. Vegetative success will be defined as 80 percent per year survival of planted trees and shrubs and 80 percent per year cover of desirable understory or emergent species;

4. Submit monitoring reports on the current status of the mitigation project to the ~~department~~ City. The reports are to be prepared by a qualified consultant and reviewed by the city's consultant and should include monitoring information on wildlife, vegetation, water quality, water flow, stormwater storage and conveyance, and existing or potential degradation, and shall be produced on the following schedule:

a. At the time of construction;

b. Thirty days after planting;

c. Early in the growing season of the first year;

d. End of the growing season of the first year;

e. Twice the second year; and

f. Annually thereafter;

5. Monitor ~~between three and four~~ for five growing seasons, ~~depending on the complexity of the wetland system. The time period will be determined and specified by the qualified consultant in writing prior to the implementation of the site plan;~~ If the mitigation goals are not obtained within the initial 5-year period, the applicant remains responsible for restoration of the natural resource values and functions until the mitigation goals agreed to in the mitigation plan are achieved;

6. If necessary, correct for failures in the mitigation project;

7. Replace dead or undesirable vegetation with appropriate plantings, based on the approved planting plan or RMC 22.10.150;

8. Repair damages caused by erosion, settling, or other geomorphological processes;

9. Redesign mitigation project (if necessary) and implement the new design; and
10. Correction procedures shall be approved by a qualified consultant and the department.

22.10.165 Unauthorized Alterations and Enforcement

A. When a wetland or its buffer has been altered in violation of this Chapter, all ongoing development work shall stop and the critical area shall be restored. The City shall have the authority to issue a “stop-work” order to cease all ongoing development work and order restoration, rehabilitation, or replacement measures at the owner’s or other responsible party’s expense to compensate for violation of provisions of this Chapter.

B. Requirement for Restoration Plan. All development work shall remain stopped until a restoration plan is prepared and approved by City. Such a plan shall be prepared by a qualified professional using the currently accepted scientific principles and shall describe how the actions proposed meet the minimum requirements described in Subsection C. The Administrator shall, at the violator’s expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

C. Minimum Performance Standards for Restoration. The following minimum performance standards shall be met for the restoration of a wetland, provided that if the violator can demonstrate that greater functions and habitat values can be obtained, these standards may be modified:

1. The historic structure, functions, and values of the affected wetland shall be restored, including water quality and habitat functions.
2. The historic soil types and configuration shall be restored to the extent practicable.
3. The wetland and buffers shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration.
4. Information demonstrating compliance with other applicable provisions of this Chapter shall be submitted to the Administrator.

D. Site Investigations. The Administrator is authorized to make site inspections and take such actions as necessary to enforce this Chapter. The Administrator shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.

E. Penalties. See Section 22.10.350.

F. If the wetland affected cannot be restored, money from any associated penalties shall be deposited in a dedicated account for the preservation or restoration of landscape processes and functions in the watershed in which the affected wetland is located. The City may coordinate its preservation or restoration activities with others to optimize the effectiveness of the restoration action.

Article III.

Fish and Wildlife Habitat Areas

22.10.170 Definitions — Fish and wildlife habitat areas.

For purposes of this article, the following definitions shall apply:

“Critical habitat,” or “critical wildlife habitat” means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Wildlife (Non-Game Data System Special Animal Species) as identified in WAC 232-12-011 or 232-12-014 and in the priority habitat species lists compiled in compliance with WAC 365-190-080; or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.

“Critical habitat” also includes the following types of areas:

A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).

B. Fish and wildlife areas with irreplaceable ecological functions, including the following:

1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;
2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;
3. Category I wetlands as defined in RMC 22.10.100;
4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;
5. Documented habitat, other than transient and/or occasional presence, of threatened or endangered species;
6. Documented habitat, other than transient and/or occasional presence, of regional or national significance for migrating birds.

“Enhancement” means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.

“Exotic” means a species, plant community type, or habitat that has been introduced or modified as a result of human actions.

“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

“Habitat map” means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas) adopted by the city of Richland to indicate the potential presence of wildlife species.

~~“Native vegetation” means vegetation existing on a site or plant species that are indigenous to the area in question.~~

~~“Priority species” means fish and wildlife species requiring protective measures for their perpetuation due to their population status, their sensitivity to habitat alteration and/or their recreational, commercial, or tribal importance, as identified by the Washington Department of Fish and Wildlife.~~

~~“Qualified consultant,” for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat. See RMC 22.10.320 for more information.~~

~~“Secondary habitat” or “secondary wildlife habitat” means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat.~~

~~“Structural diversity” means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.~~

~~“Wildlife habitat” means areas that provide food, protective cover, nesting, breeding or movement for fish and wildlife and with which individual species have a primary association.~~

~~“Wildlife report” means a report, prepared by a qualified consultant, that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. [Ord. 48-93; Ord. 23-01].~~

22.10.180 Exemption from fish and wildlife regulations.

A. See RMC 22.10.300 for general exemptions to all sensitive areas.

B. The following activities shall be exempt from the provisions of this chapter related to fish and wildlife habitat, provided they are conducted using best management practices:

1. Activities involving artificially created habitat, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities such as reservoirs, ponds, and landscape features, except for habitat areas created as mitigation.

C. Notwithstanding the exemption provided by this section, any otherwise exempt activities occurring in or near critical habitat areas shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize potential habitat impacts.

22.10.190 Fish and wildlife habitat inventory maps.

The approximate location and extent of habitat areas within the city of Richland’s planning area are shown on the maps adopted as part of this chapter. These maps shall be used as a general guide only for

the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent, and boundaries of habitat areas shall be determined by a qualified professional according to the procedures, definitions, and criteria established by this article. In the event of any conflict between the habitat location or type shown on the city of Richland's maps and the criteria or standards of this article, the criteria and standards resulting from the field investigation shall control.

~~22.10.200 Classification of fish and wildlife habitat areas.~~

~~Wildlife habitat areas shall be established as critical, secondary or tertiary according to the criteria established in RMC 22.10.170.~~

22.10.210 Fish and wildlife habitat buffer areas.

- A. A. The establishment of buffer areas shall be required for regulated activities in or adjacent to habitat areas. Buffer shall consist of an undisturbed area of native vegetation established to protect the integrity, functions, and values of the affected habitat. Enhancement of buffers may be required if a portion of the buffer has been cleared, or if tree cover is substantially less than a native climax community.

B. Buffer widths for the riparian areas adjacent to the Columbia and Yakima Rivers are set forth in RMC 26.60.42. For all other, non shoreline, wildlife habitat areas, the following buffer widths are established:

WILDLIFE HABITAT TYPE	HIGH IMPACT LAND USE	LOW IMPACT LAND USE
Critical	150	75
Secondary	100	50

C. Buffers shall be measured, on a horizontal plane, from the habitat edge as delineated by a qualified consultant. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby. Buffers shall be determined by the ~~department~~ City based on information in the wildlife report supplemented by its own investigations, the sensitivity and value of the habitat areas, the intensity and design of the proposed use, and adjacent uses and activities.

~~D. Buffer widths may be modified by averaging buffer widths or by enhancing buffer quality as set forth herein.~~

~~1. Buffer width averaging shall be allowed only where the applicant demonstrates to the department that:~~

~~a. The habitat contains variations in sensitivity due to the existing physical characteristics;~~

~~b. That lower intensity land uses would be located adjacent to areas where buffer width is reduced;~~

~~c. That width averaging will not adversely impact the habitat functional values; and~~

~~d. That the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging.~~

~~2. Buffer width may be reduced by up to 25 percent if the existing buffer area is vegetated with greater than 90 percent areal cover of native species and a report by a qualified fish/wildlife specialist demonstrates that a smaller than standard buffer will provide all of the buffer functions necessary to protect all functions and values of the habitat. The department may require long-term monitoring of the buffer with appropriate contingency actions if adverse impacts to the wetland occur. In no instance, however, shall the buffer width be reduced by more than 50 percent of the required buffer or be less than 25 feet.~~

D. Administrative Buffer Adjustments.

1. The required buffer widths established in this section may be modified by the City for a development on existing legal lots of record in place at the time of adoption of this program, in accordance with the provisions of this section only where the applicant demonstrates all of the following:

a. Averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property, and no feasible alternative exists;

b. The designated buffer area contains variations in sensitivity to ecological impacts due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation;

c. The total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging;

d. The minimum buffer width at its narrowest point shall not be less than seventy five (75) percent of the buffer width established under this section; and

e. The buffer width averaging does not result in a net loss of ecological function.

2. Standard Buffer Reduction. Reductions of up to twenty-five (25) percent of the standard buffer may be approved if the applicant demonstrates to the satisfaction of the City that a mitigation plan developed by a qualified professional indicates that enhancing the buffer (by removing invasive plants or impervious surfaces, planting native vegetation, or installing habitat features or other means) will result in a reduced buffer that functions at a higher level than the existing standard buffer.

3. In-fill Development. In an effort to facilitate in-fill development in approved plats, the City may approve requests to reduce the standard wildlife habitat buffers up to a maximum of fifty (50) percent for a new single-family residence and appurtenant structures in accordance with the following criteria:

a. Where there are single-family residences within 150 feet on either side of the proposed residence in an existing plat, the buffer shall be determined as the greater of one of the following three options: 1) a common line drawn between the nearest corners of the nearest residence; 2) a common line calculated by the average of the nearest residence's existing buffer; or 3) a fifty (50) percent reduction of the standard buffer.

b. Where there is only a residence located within 150 feet on one side of the proposed residence in an existing plat, the standard buffer shall be determined as the greater of a common line drawn between the nearest corner of the nearest residence and the nearest point of the standard buffer on the adjacent vacant lot, a common line calculated by the average of the nearest residence's setback and the standard buffer for the adjacent vacant lot, or a fifty (50) percent reduction of the standard buffer.

E. The buffer width stated in subsection (B) of this section shall be increased ~~not more than 125 percent (buffer width x 1.25)~~ when the qualified consultant determines, based upon a site-specific habitat analysis, that impacts on the habitat from a proposed development can only be mitigated by a greater buffer width. The standard habitat buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse habitat impacts; or
2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (such as a threatened or endangered species), the width of the buffer should be increased to provide adequate protection for the species based on its particular, life-history needs; or
3. 4. When the minimum buffer for a habitat extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:
 - a. The minimum buffer for that particular habitat; or
 - b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.

F. Low impact uses and activities which are consistent with the purpose and function of the habitat buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales and utility easements.

G. Required buffers shall not deny all reasonable use of property. A variance from buffer widths requirements may be granted by the city of Richland Hearing Examiner, in accordance with the procedures set forth in RMC Title 19 for Type II permits, upon a showing by the applicant that:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirement;
2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in question;
3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and

~~4. All variances shall be in accord with RMC 23.70.110 through 23.70.170.~~

22.10.220 Fish and wildlife habitat alteration.

A. Adverse impacts to habitat functions and values shall be mitigated to the extent feasible and reasonable. Mitigation actions by an applicant or property owner shall occur in the following preferred sequence:

1. Avoiding the impact altogether by not taking a certain action or parts of actions;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing ~~or providing substitute resources or environments~~ enhancing, or providing similar substitute resources or environments. Preference shall be given to measures that replace the impacted functions on-site or in the immediate vicinity of the impact;
6. Monitoring the impact over time and taking corrective measures to minimize additional impacts.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or scope of the proposal, and/or implementation of the performance standards listed in RMC 22.10.230.

C. Alteration of habitat and/or their buffers may be permitted by the ~~department~~ City subject to the following standards:

1. Critical Habitat. Alterations of critical habitat shall be avoided, subject to the reasonable use provisions of this chapter.
2. Secondary Habitat. Alterations of secondary habitat may be permitted; provided, that the applicant mitigates adverse impacts consistent with the performance standards and other requirements of this chapter.

22.10.230 Fish and wildlife habitat performance standards and incentives.

A. The performance standards and criteria contained in this section shall be incorporated into plans submitted for regulated activities and shall:

1. Consider habitat in site planning and design;
2. Locate buildings and structures in a manner that preserves and minimizes adverse impacts to important habitat areas;

3. Integrate retained habitat into open space and landscaping, consistent with the provisions of all open space and landscaping requirements;
 4. Where possible, consolidate habitat and vegetated open space in contiguous blocks;
 5. Locate habitat contiguous to other habitat areas, open space or landscaped areas to contribute to a continuous system or corridor that provides connections to adjacent habitat areas and allows movement of wildlife;
 6. Use native species in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat or buffers;
 7. Emphasize heterogeneity and structural diversity of vegetation in landscaping and food producing plants beneficial to wildlife;
 8. Remove and/or control any noxious or undesirable species of plants and animals;
 9. Preserve significant trees and/or snags, preferably in groups, consistent with achieving the objectives of these standards;
 10. Buffers shall be preserved and shall be surveyed, staked, and fenced prior to any constructed work, including grading and clearing, that may take place on the site; and
 11. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction.
- B. A landscape vegetation management plan shall be submitted consistent with the requirements, goals and standards of this chapter. The plan shall reflect the report prepared pursuant to RMC 22.10.310. Any required mitigation, including supplemental buffer plantings, shall be guaranteed by a bond or other acceptable security device is required to ensure bond or other security device shall be required to assuring successful establishment including an appropriate monitoring period. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of five years. The City may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.
- C. As an incentive to encourage preservation of secondary habitat as defined in this article, the net amount of landscaping required by the city of Richland may be reduced by one-quarter acre for each one acre of secondary habitat and buffer preserved on the site; however, that amount cannot exceed 50 percent of the amount of required landscaping. The reduction shall be calculated on the basis of square feet of habitat preserved or enhanced and square feet required. Habitat and habitat buffer that is enhanced by the applicant may also qualify for this reduction. Preservation of secondary habitat shall be execution of an easement or other protective device acceptable to the city of Richland.

Article IV. Geologic Hazard Areas

22.10.240 Identification and definition.

- A. Geologic hazard areas identification and designation shall be consistent with the minimum guideline classifications established in WAC 365-190-080(4) which includes any future amendments to the code.

Areas that are susceptible to one or more of the following types of hazards shall be classified as a geologic hazard area:

1. Erosion hazard;
2. Landslide hazard;
3. Seismic hazard; and
4. Mine hazard.

B. Erosion Hazard Areas. Those areas that are identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

C. Landslide Hazard Areas. Those areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
3. Areas with all three of the following characteristics:
 - a. Areas with slope steeper than 15 percent;
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 - c. Springs or ground water seepage;
4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

D. Seismic Hazard Areas. Those areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

E. Mine Hazard Areas. Those areas underlain by, adjacent to, or affected by mine working areas as designated by the Washington State Department of Natural Resources.

22.10.250 Applicability to geological hazards.

The provisions of this article shall apply to any activity that occurs in or within 200 feet of a geologic hazard area unless otherwise exempt. These activities include but are not limited to the following:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Driving piling or placing obstructions;
- D. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure which has an adverse effect on a geologic hazard area; destroying or altering vegetation through clearing or harvesting; and any project permit established in Chapter 19.20 RMC.

22.10.260 Geologic hazard inventory maps.

The approximate location and extent of geologic hazard areas within the city of Richland's planning area are shown on the sensitive areas maps adopted as part of this chapter. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate geologic hazard areas.

22.10.270 Preliminary assessment.

A. The city of Richland shall conduct a preliminary assessment of the proposed activity. The preliminary assessment shall consist of reviewing geologic hazard inventory maps, conducting an on-site evaluation, and, if necessary, consulting with state and/or federal agencies to determine whether there is a reasonable belief that a proposed activity may be present within 200 feet of a geologic hazard area. In the event there is a disagreement as to whether the activity is within 200 feet of a geologic hazard area, a geologic report prepared by a qualified consultant as defined in RMC 22.10.320 shall be required, at the property owner or applicant's expense, to determine this issue.

B. If it is determined that there is a reasonable belief that a proposed activity may be present within 200 feet of a geologic hazard area, then geologic reports and studies are required at the property owner or applicant's expense.

22.10.280 Geologic reports and studies.

A. Geologic studies and reports shall comply with the requirements established in RMC 22.10.310(B)(3), Permit process and application requirements. ~~These studies and reports shall be prepared using best available science to protect the functions and values of the geologic hazard area. Best available science includes using a valid scientific process that includes the following:~~

- ~~1. Peer Review. The information has been critically reviewed by other persons who are qualified professionals or based on scientific publications.~~
 - ~~2. Method. The methods used to obtain the information are clearly stated and able to be replicated. The methods are standardized in the pertinent scientific discipline or, if not, the methods have been appropriately peer-reviewed to assure their reliability and validity.~~
 - ~~3. Logical conclusions and reasonable inferences. The conclusions presented are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions. The conclusions are logically and reasonably derived from the assumptions and supported by the data presented. Any gaps in information and inconsistencies with other pertinent scientific information are adequately explained.~~
 - ~~4. Quantitative Analysis. The data has been analyzed using appropriate statistical or quantitative methods.~~
 - ~~5. Context. The information is placed in proper context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.~~
- ~~B. References. The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information.~~

22.10.290 Administrative evaluation of geologic reports and studies.

The city of Richland shall review the geologic reports and studies to determine the significant risks posed by the activity to life and property on and off the project site. The city of Richland may approve, conditionally approve or deny an activity, as appropriate, based on the degree to which significant risks are posed to public and private property and to the health and safety of the community. Conditional approval of the activity may include mitigation measures based on the geologic reports and studies. Where potential impacts of the activity cannot be effectively mitigated, or where the risk to public health, safety and welfare of the community is significant notwithstanding mitigation, the activity shall be denied.

22.10.295 Assurance.

The city of Richland may require assurance from the owner or applicant and/or its geologic consultant that the activity creates a minimal risk of danger to life or property on or off the project site. Such assurance may include the following:

- A. A letter from the geologic consultant who prepared the required study and report stating that the activity creates a minimal risk of danger to life or property on or off the project site; or
- B. A letter from the owner or applicant stating its understanding and acceptance of any risk of injury or damage associated with the activity and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard.

Article V. General Information

22.10.300 General exemptions.

The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices:

- A. Existing and ongoing agricultural activities, as defined in RMC 22.10.040;
- B. Maintenance, operation and reconstruction of existing roads, streets, utilities, and associated structures; provided, that reconstruction of any structures may not increase the impervious area;
- C. Normal maintenance, repair and reconstruction of residential or commercial structures; provided, that reconstruction of any structures may not increase the impervious floor area;
- D. Site investigative work and studies necessary for preparing land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of sensitive areas shall be the minimum necessary to carry out the work or studies;
- E. Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive fields, bird watching, fishing and hiking, that will not have a significant effect on the habitat area;
- F. Public agency emergency activities necessary to prevent an immediate threat to public health, safety or property, provided that retroactive mitigation is required to restore a site to a pre-emergency response condition to ensure no net loss of ecological functions;
- G. Prior to the effective date of the ordinance codified in this chapter any of the following activities that have met all conditions of approval in a timely manner and are consistent with the reasonable use provisions of this chapter:
 - 1. Complete applications as defined by the appropriate ordinance;
 - 2. Approved preliminary plats; and
 - 3. Development of legally created lots which have been recorded with Benton County;
- H. Minor activities not mentioned above and determined by the community and development services group to pose minimal risk to the public health, safety, and general welfare.

22.10.310 Permit process and application requirements.

A. Preapplication Conference. All applicants are encouraged to meet with the planning and development services manager of the city of Richland or his or her representative prior to submitting an application subject to these regulations. The purpose of this meeting shall be to discuss the city of Richland's sensitive areas requirements, processes, and procedures; to review any conceptual site plans prepared by the applicant; to discuss appropriate investigative techniques and methodology; to identify potential impacts and mitigation measures; and to familiarize the applicant with state and federal programs, particularly those pertaining to wetlands. Such conference shall be for the convenience of the applicant and any recommendations shall not be binding on the applicant or the city of Richland.

B. Application Requirements. The information required by this section should be coordinated with reporting requirements required by this section for any other sensitive area located on the site.

1. Prior to the issuance of a SEPA threshold determination for a proposal, a wetland determination, wetland delineation report, wildlife habitat report or geologic hazard report must be submitted to the city of Richland for review upon request of the planning and development services manager if such sensitive areas are indicated on any portion of the site. The purpose of the report is to determine the extent and function of ~~wetlands, and the extent, type, function and value of wildlife habitat on any site~~ sensitive areas where regulated activities are proposed. The report will also be used by the city of Richland to determine the appropriate ~~wetland rating designation and buffering requirement for the wetland, or the sensitivity and appropriate classification of the habitat, appropriate buffering requirements, and~~ implementation of sensitive area regulations and the extent to which potential impacts of proposed activities are addressed by existing regulations that provide environmental analysis and measures that avoid or otherwise mitigate the probable specific adverse environmental impacts of proposed activities.

2. In addition, wetland boundaries must be staked and flagged in the field by a qualified consultant. ~~employing the federal methodology. Field flagging must be distinguishable from other survey flagging on the site. The field flagging must be accompanied by a wetland delineation report.~~

3. ~~Applicants for activities within 200 feet of geologic hazard areas shall conduct technical studies and reports which include the following:~~

~~a. Review site history and available information;~~

~~b. Conduct a surface reconnaissance of the site and adjacent areas;~~

~~c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;~~

~~d. Recommend surface water management controls during construction and operation;~~

~~e. Propose construction scheduling;~~

~~f. Recommendations for site monitoring and inspection during construction;~~

~~g. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;~~

~~h. Evaluate the presence of geologic conditions giving rise to geologic hazards;~~

~~i. Evaluate the safety and appropriateness of the proposed activities;~~

~~j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the city of Richland;~~

~~k. A characterization of soils, geology and drainage;~~

~~l. A characterization of ground water conditions including the presence of any public or private wells in the immediate vicinity; and~~

~~m. Analysis of proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.~~

4. The report on any sensitive area shall include the following information:

a. Vicinity map;

b. A map showing:

i. Site boundary, property lines and roads;

ii. Internal property lines, rights-of-way, easements, etc.;

iii. Existing physical features of the site including buildings, fences, and other structures, roads, parking lots, utilities, water bodies, etc.;

iv. Contours at the smallest readily available intervals, preferably at five-foot intervals; and

v. For large (50 acres or larger) or complex projects with wetlands or habitat areas, an aerial photo with overlays displaying the site boundaries and wetland delineation or habitat area(s) may be required.

Generally, an orthophotograph at a scale of one inch equals 400 feet or greater (such as one inch equals 200 feet) should be used. If an orthophotograph is not available, the center of a small scale (e.g., one inch equals 2,000 feet) aerial enlarged to one inch equals 400 feet may be used;

c. The report for any sensitive area must describe:

i. Locational information including legal description and address;

ii. All natural and manmade features within 150 feet of the site boundary;

iii. General site conditions including topography, acreage, and water bodies or wetlands; and

iv. Identification of any areas that have previously been disturbed or degraded by human activity or natural processes.

5. 4. In addition to the general report requirements, a report on wetlands shall include the following information:

- a. Delineated wetland boundary;
- b. The wetland boundary must be accurately drawn at an appropriate engineering scale such that information shown is not cramped or illegible. The drawing shall be prepared by a surveyor. Generally, a scale of one inch equals 40 feet or greater (such as one inch equals 20 feet) should be used. Existing features must be distinguished from proposed features;
- c. Site designated on the wetlands areas maps described in RMC 22.10.090;
- d. Hydrologic mapping showing patterns of water movement into, through, and out of the site area;
- e. Location of all test holes and vegetation sample sites, numbered to correspond with flagging in the field and field data sheets;
- f. Field data sheets from the Federal Manual, numbered to correspond with sample site locations as staked and flagged in the field; and describe:
- i. Specific descriptions of plant communities, soils, and hydrology;
- ii. A summary of existing wetland function and value; and
- iii. A summary of proposed wetland and buffer alterations, impacts, and the need for the alterations as proposed. Potential impacts may include but are not limited to loss of flood storage potential, loss of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on associated wetland or water resources. If alteration of a Category I, II, III or IV wetland is proposed, a wetland mitigation plan is required according to the standards of RMC 22.10.140.

6. 5. In addition to the general report requirements, a report on fish and wildlife habitats shall include the following information. (The level of detail contained in the report shall generally reflect the size and complexity of the proposal and the function and value of the habitat. The department may require field studies at the applicant's expense in appropriate cases.):

- a. A map of vegetative cover types, reflecting the general boundaries of different plant communities on the site;
- b. A description of the species typically associated with the cover types, including an identification of any critical wildlife species expected to be found;
- c. The results of searches of Washington State Department of Natural Resource's Natural Heritage and Washington State Department of Wildlife's nongame data system databases, if available; and
- d. Additional information on species occurrence available from the city of Richland or Benton County;
- e. **And describe** Include the following descriptions:
 - i. The layers, diversity and variety of habitat found on the site;
 - ii. Identification of edges between habitat types and any species commonly associated with that habitat;

- iii. The location of any migration or movement corridors;
 - iv. A narrative summary of existing habitat functions and values; and
 - v. A summary of proposed habitat and buffer alterations, impacts, and mitigation. Potential impacts may include but are not limited to clearing of vegetation, fragmentation of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on wetlands or water resources.
- vi. Describe how mitigation meets the criteria of RMC 22.10.220 including the specified mitigation sequence.

6. In addition to the general report requirements, applicants for activities within 200 feet of geologic hazard areas shall conduct technical studies and reports which include the following:

- a. Review site history and available information;
- b. Conduct a surface reconnaissance of the site and adjacent areas;
- c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;
- d. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;
- e. Characterize soils, geology and drainage;
- f. Characterize ground water conditions including the presence of any public or private wells in the immediate vicinity; and
- g. Analyze proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.
- h. Evaluate the presence of geologic conditions giving rise to geologic hazards;
- i. Evaluate the safety and appropriateness of the proposed activities;
- j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the city of Richland;
- k. Recommend surface water management controls during construction and operation;
- l. Propose construction scheduling;
- m. Recommend site monitoring and inspection during construction;

7. In addition to the general report requirements, a report for Critical Aquifer Recharge Areas must meet the following requirements:

- a. Available information regarding geologic and hydrogeologic characteristics of the site including the surface location of all CARAs located on site or immediately adjacent to the site, and permeability of the unsaturated zone;
 - b. Ground water depth, flow direction, and gradient based on available information;
 - c. Currently available data on wells and springs within one thousand feet of the project area;
 - d. Location of other sensitive areas, including surface waters, within one thousand feet of the project area;
 - e. Available historic water quality data for the area to be affected by the proposed activity; and
 - f. Evaluation of the potential impact of the proposed development on groundwater quality, both short and long term, based on an assessment of the cumulative impacts of the proposal in combination with existing and potential future land use activities; and
 - g. A proposed mitigation plan, as applicable. Applicants must demonstrate how they will integrate necessary and appropriate best management practices to prevent degradation of groundwater.
2. In addition to the general report requirements, a report on floodplain development shall include the information required by RMC 23.34.100 Floodplain district – Development permit.

C. Permit Process. This section is not intended to create a separate permit process for development proposals. To the extent possible, the city of Richland shall consolidate and integrate the review and processing of sensitive area-related aspects of proposals with other land use and environmental considerations and approvals.

22.10.320 Requirements of qualified consultants.

All reports or studies are to be performed by a professional, licensed or qualified as a consultant, in the sensitive area at issue. The city of Richland shall determine whether a person is a qualified consultant based on the criteria established in WAC 365-195-905(4).

22.10.330 Land divisions.

All proposed divisions of land which include regulated sensitive areas shall comply with the following procedure and development standard:

- A. New lots shall contain at least one building site, including access that is suitable for development and is not within the regulated sensitive area or its associated buffer or setback in which a restriction or prohibition on alteration is provided by this program.

22.10.340 On-site density transfer for sensitive areas.

A. An owner of a residential site or property containing sensitive areas may be permitted to transfer the density attributable to the sensitive area and associated buffer area or setback to another nonsensitive

portion of the same site or property, subject to the limitations of this section and other applicable regulations.

B. Density can be transferred from the sensitive portion and associated buffer area or setback to the nonsensitive portion of the residential site subject to the following conditions:

1. The basis for the density transfer will be an actual site plan for the site or property as if it did not have the sensitive area, subject to the provisions of the underlying zoning classification, applicable setbacks, and other standards of the city code or other land development regulations.

2. Based on the above site plan, a portion of the density that could be achieved on the sensitive portion and associated buffer or setback of the site can be transferred to the nonsensitive portion of the site. The following chart indicates the amount of density that can be transferred, based on the degree of sensitivity of the sensitive area:

CATEGORY OF SENSITIVE AREA	PERCENT OF DENSITY ON SENSITIVE AREA THAT MAY BE TRANSFERRED ON SITE
Category I and II Wetlands	25%
Critical Habitat	
High and Very High Geologic Hazard	
Seismic Hazard	
Category III and IV Wetlands	100%
Secondary Habitat	
Low and Medium Geologic Hazard	

3. In transferring the density from the sensitive portion of the site and its associated buffer or setback to the nonsensitive portion of the site the density of the nonsensitive portion of the site may be increased up to the equivalent next density classification. However, in the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

4. The nonwetland portion of the site is not constrained by another environmentally sensitive or geologic hazard area regulated by this code.

5. The nonwetland portion of the site is subject to the density limitations of the new density zoning classification, and to applicable setbacks, and other standards of the city code or other land development regulations.

C. An on-site density transfer shall meet the requirements and follow the procedures of:

1. Planned unit development, RMC 23.50.010;
2. Plats and subdivisions, RMC Title 24.

D. The fact that development rights have been sold or received, and all related conditions, will be recorded, in a form acceptable to the city attorney, to become a part of the deed of the “sending” and “receiving” properties.

22.10.350 General procedural provisions.

A. Interpretations and Conflicts. Any question regarding interpretation of these regulations shall be resolved pursuant to the procedures set forth in RMC 23.70.070.

B. Penalties and Enforcement. Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

C. Appeals from permit decisions shall be governed by the procedures set forth in Chapter 19.70 of the Richland Municipal Code.

22.10.360 General savings provision – Reasonable use.

A. The standards and regulations of this chapter are not intended, and shall not be construed or applied in a manner, to deny all reasonable economic use of private property. If an applicant demonstrates to the satisfaction of the city of Richland that strict application of these standards and the utilization of cluster techniques, planned unit development, and transfer of development rights would deny all reasonable economic use of its property, development may be permitted subject to appropriate conditions, derived from this chapter as determined by the ~~deputy city manager~~, community and development services director, and after all requests from the board of adjustment have been denied.

B. An applicant for relief from strict application of these standards shall demonstrate the following:

1. That no reasonable use with less impact on the critical habitat and/or hazard area and buffer is feasible and reasonable;
2. That there is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors;
3. That the proposed activities, as conditioned, will result in the minimum possible impacts to wetlands and buffers;
4. That all reasonable mitigation measures have been implemented or assured;
5. That all provisions of the city’s regulations allowing density transfer on site and off site have been considered.

22.10.370 No special duty created.

It is the purpose of this chapter to provide for the health, welfare, and safety of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter. No provision or term used in this chapter is intended to impose any duty whatsoever upon the city or any of its officers, agents, or employees for whom the implementation or enforcement of this chapter shall be discretionary and not mandatory.

Nothing contained in this chapter is intended to be, nor shall be construed to create or form the basis for any liability on the part of the city or its officers, agents, and employees for any injury or damage resulting from the failure of any premises to abate a nuisance or to comply with the provisions of this chapter or be a reason or a consequence of any inspector, notice, or order, in connection with the implementation or enforcement of this chapter, or by reason of any action of the city related in any manner to enforcement of this chapter by its officers, agents or employees. [Ord. 48-93].

22.10.380 Severability.

The provisions of this chapter are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this chapter to any person or circumstance shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 02/22/2017

Agenda Category: Business

Prepared By: Rick Simon, Development Services Manager

Subject:

Review of Draft 2016 Annual Report

Request:

Recommended Motion:

None.

Summary:

A 2016 Annual Report has been prepared by staff for Commission review. Once the report has been reviewed and approved, the Commission Chair will be asked to provide a summary of the report at a future City Council meeting.

Attachments:

1. Draft 2016 Report
2. Report Appendix

DRAFT

RICHLAND PLANNING COMMISSION

2016 ANNUAL REPORT



2016 Annual Report

Introduction

The first section of this report focuses on the progress the City made in 2016 towards achieving its goals as identified in the City's Strategic Plan. Only those goals that are directly or indirectly related to the Planning Commission functions are considered in this report, which summarizes both the progress made by the City in achieving its strategic goals and suggests further actions that the City should take to fully implement its goals in the coming year.

The second section of the report addresses the development activity that occurred throughout the City in 2016 and briefly analyzes development trends.

Section 1 – Strategic Keys

Of the seven strategic keys that Council has adopted for the City, six relate in some way to the work accomplished by the Planning Commission in 2016. (Key #5 – Natural Resources Management is excluded from this report because the Commission's activities in 2016 did not address this area.) Each goal that is part of a strategic key that relates to the Planning Commission's functions is listed below, with a summary of the progress made in 2016 towards implementation of the goal. The discussion for each key ends with the Commission's recommendations for activities that the City should pursue in 2017 to further implement the strategic keys.

Key 1 – Financial Stability and Operational Effectiveness

Progress made in 2016 –

- A. The Commission reviewed state law changes and recommended an ordinance that provides for the deferral of impact fee payments required on single family residence construction. Fees can now be paid at the time construction is completed instead of at permit issuance.
- B. The Commission reviewed the public participation plan that is being used for the update of the City's comprehensive plan.
- C. The Commission reviewed and recommended changes to the zoning code concerning standards for nonconforming buildings and nonconforming uses.

Key 2 – Infrastructure and Facilities

Progress made in 2016 –

- A. The Commission completed its annual review of the Transportation Improvement Program (TIP), following its hearing in May, recommending approval of the plan to the City Council.

- B. The Commission reviewed an update to the Horn Rapids Master Plan, which consists of infrastructure plans needed to serve future industrial development in the Horn Rapids area.
- C. The Commission reviewed the Capital Facilities Analysis for the 1,341 acres the City and Port of Benton received from the Department of Energy.

Key 2 Recommendations for 2017:

- The Planning Commission should be involved in the future planning activities for the City and Port owned properties that are proposed to become part of the City urban growth area.

Key 3 – Economic Vitality

Progress made in 2016-

- A. Expansion of the Lamb Weston plant in North Richland. Valued at over \$70 million, the expansion is anticipated to create 120 new jobs and will add to the City's tax base.
- B. The Washington Corn Growers continued work on their processing facilities through the construction of a \$5 million storage facility.
- C. Pacific Northwest National Laboratories began an upgrade and expansion of its facilities, spending a total of \$5 million on a variety of remodel projects of its facilities.
- D. Commercial development in Vintner's Square continued with construction of several new retail stores including Ross Dress for Less, Ulta Beauty and Party City.
- E. Construction began on a 120 Room Homewood Suites Hotel at Lincoln Landing
- F. Columbia Basin College began construction on a new \$16 million Health Sciences Center just south of Swift Boulevard.
- G. Construction began on a \$3 million medical office building on Columbia Park Trail.
- H. The Commission approved a design alternative from the City's Central Business District standards, which led to the construction of a new Sterling's Restaurant on George Washington Way.

Key 3 Recommendations for 2017:

- The Commission should review the economic development plan as part of the City's comprehensive plan update process.

Key 4 – Central Richland and Island View District Revitalization

Progress made in 2016-

- A. Kadlec Regional Hospital finished construction of the remaining 4 floors on the main tower of the hospital. Additionally, they completed construction of their 4 story parking garage.

- B. Columbia Basin College began construction of its 4 story Health Sciences Center located, just south of Swift Boulevard across from the City Library.
- C. Construction of the new commercial buildings located at the northeast corner of Jadwin Avenue and Swift Boulevard were completed, with the opening of Dupus Boomer's, Jimmy John's and Taco Time restaurants.
- D. The Commission approved design plans for a new Sterling's Restaurant that removed the old building along the George Washington Way corridor and replaced it with a new building that takes advantage of the views of the park and Columbia River.
- E. Construction of a new \$3 million office building began on Columbia Park Trail.
- F. The Commission recommended approval of an ordinance that exempted certain short street segments in the Island View area from requirements for frontage street improvements. This code amendment resulted in construction of a 4-plex.

Key 4 Recommendations for 2017:

- The Commission should be provided an opportunity to review the Waterfront plan.

Key 6 – Community Amenities

Progress Made in 2016 –

- A. The Richland School District added modular classrooms at Hanford High School and completed construction of a new Marcus Whitman Elementary School.
- B. WSU – Tri Cities began construction on a new student union building on their campus.
- C. The City completed construction and began hosting events at the outdoor stage facility at the John Dam Plaza.
- D. The Reach constructed a cover on their outdoor stage facility.

Key 6 Recommendations for 2017

- The Commission should review the City's parks and open space plan as part of the City's comprehensive plan update process.

Key 7 – Neighborhood & Community Safety

Progress made in 2016 –

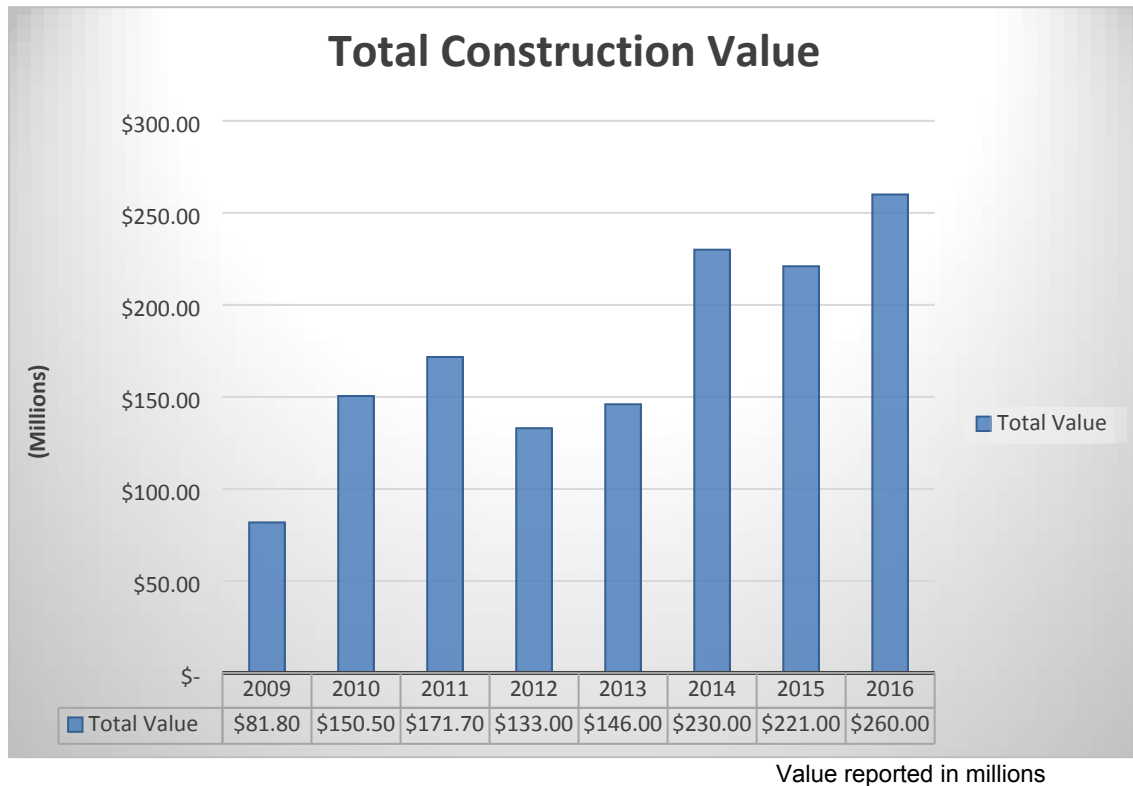
- A. The Commission reviewed and recommended code amendments requiring buffer standards when commercial uses adjoin single family residential neighborhoods.
- B. The Commission recommended amendments to the Land Use and Development Regulations in place for the Badger Mountain South Master Planned Community designed to assist the developers in creating a product that is more salable and affordable in the current market, while still maintaining the original intent of a walkable, sustainable community.

- C. The Commission reviewed and recommended the award of block grant funds to the City to improve the Island View Park and install ADA compliant ramps on existing City sidewalks within Central Richland neighborhoods.
- D. The Commission reviewed and recommended the award of block grant funds to non-profit social service agencies to assist in the provision of affordable housing, senior meals and group homes.

Key 7 Recommendations for 2017:

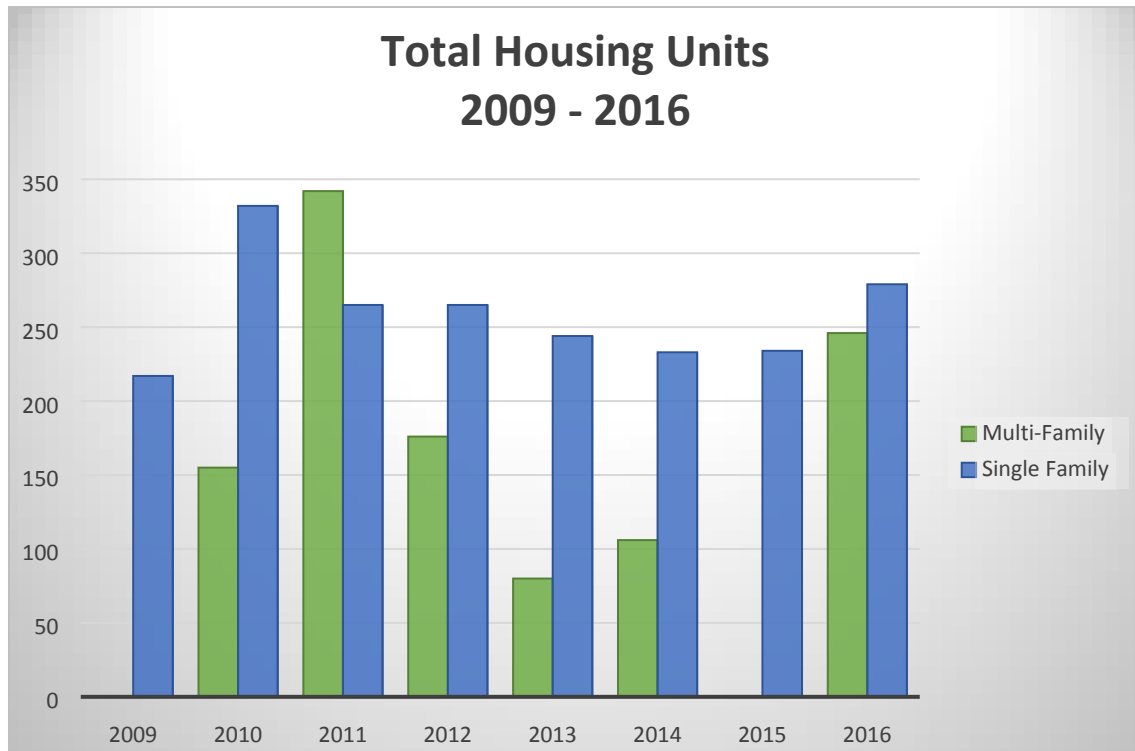
- The Commission should review the City's housing plan as part of the comprehensive plan update process.
- The Commission should develop a plan for the areas designated in the current land use plan as "urban reserve" as part of the comprehensive plan update process.

Section 2 – City Wide Development Trends



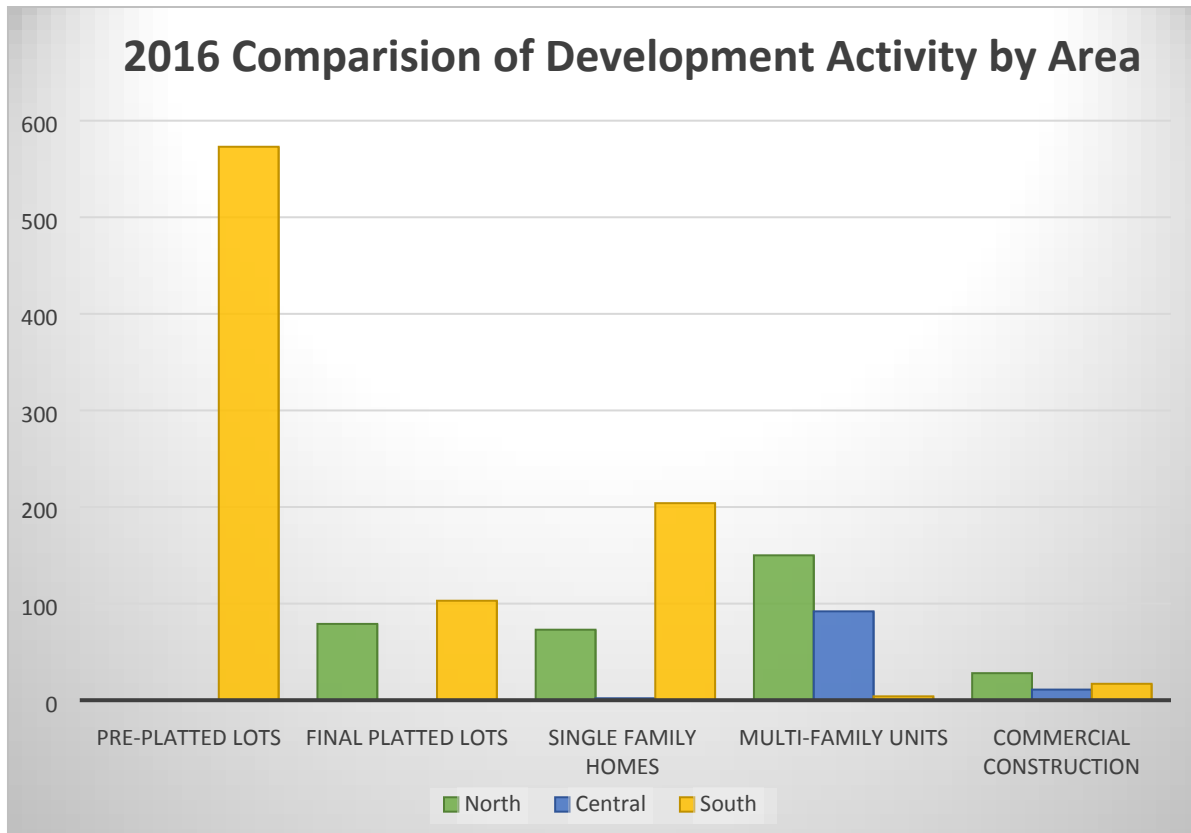
Overview

The City experienced its highest overall level of development activity that it has seen in several years, with \$260 million in total construction value, a 17% increase over 2015 construction activity levels. Valuation of both commercial and residential construction increased over 2015 level. The total construction value was significantly above the 8 year average of \$174 million.



Residential Activity

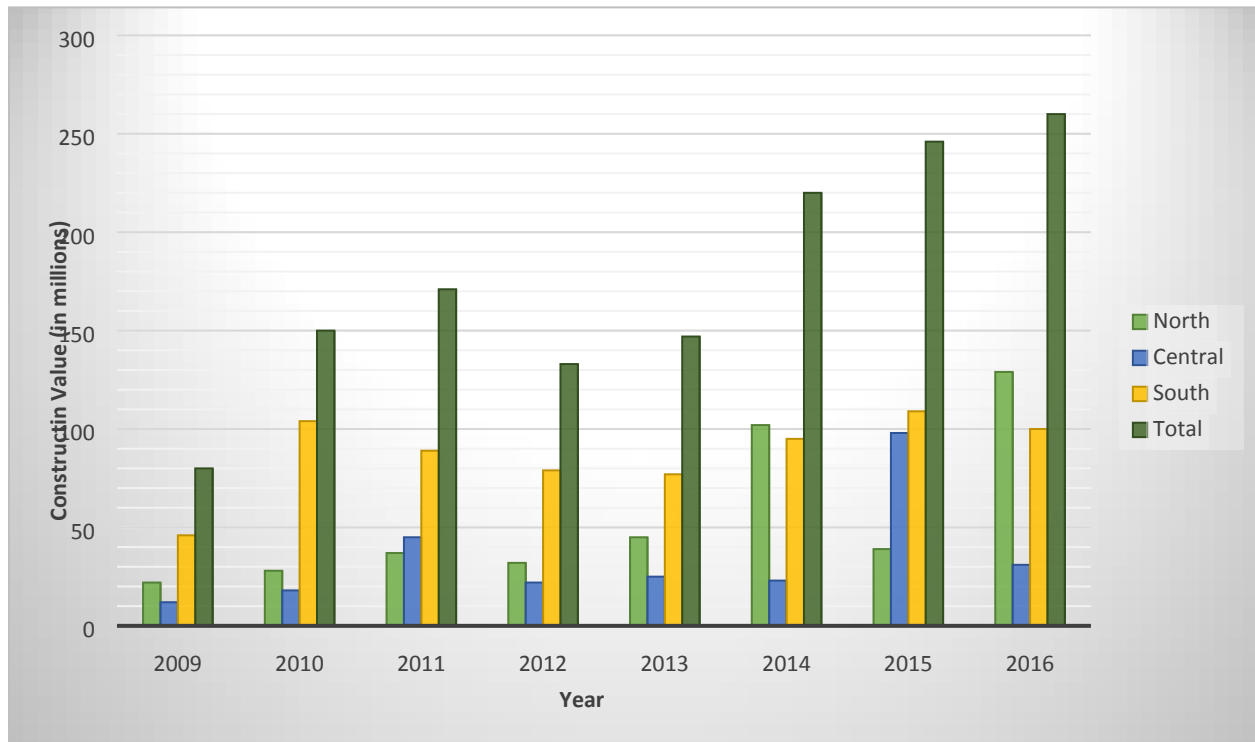
The number of single family permits issued in 2016 also outpaced 2015 levels. In 2016, 279 permits for single family homes were issued compared to 234 in 2015. The eight year average for single family permits is 259. The City also issued permits for 246 multi-family units, outpacing the eight year annual average of 160 multi-family units.



Distribution of Construction Activity

In a continuing trend, the majority of residential construction occurred in South Richland (south of the Yakima River). Of the 279 permits issued in 2015 for single family residences, 204 homes were located in South Richland, 73 permits were issued in the North Richland area (North of Van Giesen Street), and only 2 permits were issued in Central Richland. Platting activity was distributed exclusively between North and South Richland, with 79 final platted lots created in North Richland and 182 lots created in South Richland.

The average value of single family residence in 2016 was \$320,933, a 2% decrease from new home values in 2015. (Note: Home values included in this report are based on standard permit valuation tables and do not necessarily reflect market value.) Home values varied by location, with South Richland containing the most expensive homes (average value of \$343,258) and Central Richland the least expensive (average value of \$126,481) while the average value in North Richland was in the middle at \$263,846.



Commercial Activity

The number of commercial projects decreased from the prior year (only 56 projects in 2016 compared to 76 projects in 2015); but the overall value of commercial construction increased slightly: \$149 million in 2014, compared to \$144 million in 2015.

Several large projects keyed the increase in construction valuation – the largest was a \$70 million expansion of the Lamb Weston Potato Processing Plant on Saint Street. Other large projects included the \$16 million Columbia Basin Health Sciences Center on Northgate; a \$13.4 million apartment complex at the Innovation Center and another \$8.5 million apartment complex on Columbia Point and a \$9.3 million hotel at Lincoln Landing.

APPENDIX

2016 Richland Development Activity Statistics

	<u>Table Name</u>	<u>Page No.</u>
Table 1	Construction Activity by Area	2
Table 2	Commercial Construction – North Richland	3
Table 3	Single Family Housing Starts – North Richland	4
Table 4	Final Plats Approved in North Richland	4
Table 5	Commercial Construction – Central Richland	5
Table 6	Single Family Housing Starts - Central Richland	5
Table 7	Commercial Construction – South Richland	6
Table 8	Single Family Housing Starts – South Richland	6
Table 9	Preliminary Plats Approved in South Richland	7
Table 10	Final Plats – South Richland	7
Table 11	Development Activity Comparison 2006-16	8
Table 12	Single Family Permits by Subdivision 2006-16	9
Table 13	Summary of Subdivision Activity	11
Table 14	Planning Commission Permit Activity 2006-16	13
Table 15	Hearing Examiner Permit Activity Levels 2016	14

Table 1
2016 CITY OF RICHLAND
CONSTRUCTION ACTIVITY TOTALS - BY AREA

Construction Type	Number of Projects/Units	Total Building Valuation
<i>North Richland</i>		
Commercial	28	96,862,240
Multi-Family Residential	150	13,440,003
Single Family Residential	73	19,260,777
Preliminary Platted Lots	0	
Final Platted Lots	79	
<i>Subtotal</i>		<i>129,563,020</i>
<i>Central Richland</i>		
Commercial	11	21,811,840
Multi-Family Residential	92	8,538,603
Single Family Residential	2	254,962
Preliminary Platted Lots	0	
Final Platted Lots	0	
<i>Subtotal</i>		<i>30,605,405</i>
<i>South Richland</i>		
Commercial	17	29,970,944
Multi-Family Residential	4	542,232
Single Family Residential	204	70,024,676
Preliminary Platted Lots	573	
Final Platted Lots	103	
<i>Subtotal</i>		<i>100,537,852</i>
<i>City Wide Totals</i>		
Commercial	56	148,645,024
Multi-Family Residential	246	22,520,838
Single Family Residential	279	89,540,415
Preliminary Platted Lots	573	
Final Platted Lots	182	
<i>Total</i>		<i>260,706,277</i>

Table 2
Summary of Construction Activity in North Richland
Construction Projects over \$100,000 Valuation

Address	Valuation	Type of Building Project
580 5 th Street	180,000	PNNL Modifications to Laboratory
790 6 th Street	275,000	PNNL Storage Building
900 Battelle Boulevard	130,000	Reconfiguration of Chemical Storage
900 Battelle Boulevard	1,987,000	PNNL Office/Laboratory Remodel
900 Battelle Boulevard	2,000,000	PNNL Remodel of Office Building
908 Battelle Boulevard	140,000	PNNL Upgrade Exhaust System
1440 Battelle Boulevard	3,627,570	Warehouse/Office for Savage Logistics
3432 Beardsley Road	199,636	Office Building – ORV Park
2760 Crimson Way	3,500,000	WSU Student Union Building
2620 Fermi Drive	305,000	Port of Benton Office Remodel
2460 Garlick Boulevard	160,000	Records Storage Remodel
450 Hanford Street	3,264,000	Richland School Dist. - Modular Classrooms
450 Hanford Street	325,527	Softball Concession/Storage Building
2159 Henderson Loop	260,420	Warehouse/Office Building
2323 Henderson Loop	450,000	TI – Bldg. Conversion to Event Center
2323 Henderson Loop	150,000	Storage Building
2101 Horn Rapids Road	156,132	Areva Building Reroof
2900 Logston Boulevard	5,403,597	Storage Bldg. - Central Wa Corn Processors
2774 Q Avenue	764,073	WSU Tent Addition to Existing Building
2894 Salk Avenue	13,440,003	150 Unit Innovation Center Apartment Complex
2894 Salk Avenue	361,500	Garage Buildings - Innovation Center Apts.
2000 Saint Street	283,350	Black Dog Industries Storage Building
2009 Saint Street	61,507,000	Lamb Weston Potato Processing
2013 Saint Street	4,064,410	Lamb Weston Raw Receiving Bldg.
2013 Saint Street	114,000	Installation of New Roofing
2460 Saint Street	5,325,000	Lamb Weston Anaerobic Digester
2531 Stevens Drive	1,734,025	Total Energy Management Storage, Office & Fabrication Building
1945 Terminal Drive	195,000	Wireless Telecom Facility
Totals	110,302,243	28 Projects

Table 3
Single Family Housing Starts – North Richland

Subdivision Name	Housing Starts	Total Valuation	Average Valuation
Copperleaf	9	2,663,848	295,983
Eagleridge	3	1,168,144	389,381
Eaglewatch	16	3,529,419	220,589
Grayhawk	20	5,977,192	298,859
Hearthwood	1	292,889	292,889
Horn Creek	18	4,220,433	234,469
Short Plats	4	273,968	68,942
The Bluffs	1	533,486	533,486
Unplatted	1	601,398	601,398
Totals	73	19,260,777	263,846

Table 4
FINAL PLATS APPROVED – North Richland

Subdivision Name	Lots	Acres	Housing Starts	Current Status
Grayhawk	55	18.7	20	Multi-Phase Project
Horn Creek Phase 2	24	4.2	16	Multi-Phase Project
Totals	79	22.9	36	

Table 5
Central Richland Commercial Construction Projects over \$100,000
Valuation

Address	Valuation	Type of Building Project
607 Aaron Drive	387,900	Storage Building
950 Aaron Drive	663,940	Office Building for Tim Bush
1175 Carondelet Drive	700,000	Lobby Remodel to Counseling Center
530 Columbia Point Drive	85,000	Pool for the Lodge @ Columbia Point
575 Columbia Point Drive	8,538,603	92 Unit Apartment Complex
1 Cullum Avenue	360,000	Drywall Storage Building
890 George Washington Way	1,100,000	Sterling's Restaurant
940 Northgate Avenue	16,000,000	Columbia Basin Health Sciences Center
780 Swift Boulevard	2,300,000	Kadlec Specialty Clinics & Offices
780 Swift Boulevard	115,000	Kadlec Medical Office Remodel
317 Wellsian Way	100,000	Office Building Remodel
Totals	30,350,443	11 Projects

Table 6
Single Family Housing Starts – Central Richland

Subdivision Name	Housing Starts	Total Valuation	Average Valuation
Plat of Richland	2	254,962	126,481

Table 7
South Richland Commercial Construction Projects over \$100,000
Valuation

Address	Valuation	Type of Building Project
1475 Carolina Avenue	542,232	4 Unit Apartment
1321 Columbia Park Trail	101,000	Office Extension
1363 Columbia Park Trail	3,045,000	Medical Office Building
1943 Columbia Part Trail	200,835	The Reach Stage Cover
1458 Fowler Street	950,000	SARC Office Building
1834 Fowler Street	1,000,000	Senior Life Resources Kitchen Facility
1928 Fowler Street	5,547,502	Cost Less Carpet Storage Building
2861 Lincoln Landing	9,305,608	120 Room Hotel
2861 Lincoln Landing	109,789	Hotel Swimming Pool
147 Reata Road	1,834,421	Mini Storage Buildings
1020 Queensgate Drive	1,300,000	Office/Retail Building
2469 Queensgate Drive	480,000	Lifetime Dental Care Office Remodel
2544 Queensgate Drive	1,182,300	Spanky's Car Wash
2564 Queensgate Drive	200,000	Change of Use to Medical Office
2801 Queensgate Drive	710,030	Retail Shell Building
2907 Queensgate Drive	1,590,480	Retail Shell Building
2917 Queensgate Drive	2,413,979	Ross Dress for Less Retail Store
Totals	30,513,176	17 Projects

Table 8
Single Family Housing Starts by Subdivision – South Richland

Subdivision Name	Housing Starts	Total Valuation	Average Valuation
Badger Mountain Village	1	328,808	328,808
Brantingham Heights	8	2,795,616	349,452
Brookshire Estates	5	1,905,785	381,157
Canyon Terrace	1	361,965	361,965
Carr Plat	1	431,254	431,254
Clearwater Creek	29	7,333,994	252,896
Country Glen	2	480,613	240,307

Crested Hills	5	2,344,761	468,952
Falconcrest	3	824,548	274,849
Heritage Hills	2	815,744	407,872
Lexington Heights	2	779,677	389,838
Reata Ridge	5	2,876,724	575,345
Riverview Pointe	1	264,585	264,585
Short Plats	6	1,874,494	312,415
Silver Meadows	1	228,862	228,862
Skyline Meadows	8	2,967,601	370,950
Sundance Ridge	2	679,835	339,918
Temple Meadows	1	172,867	172,867
The Dwellings	1	315,467	315,467
The Heights at Meadow Springs	12	4,322,386	360,199
Tri City Estates	1	246,645	246,645
Unplatted	1	408,598	408,598
West Vineyards	43	13,820,817	321,414
Westcliffe	29	12,369,037	426,519
White Bluffs	34	11,073,993	325,706
Totals	204	70,024,676	343,258

Table 9
Final Plats Approved – South Richland

Subdivision Name	Lots	Acres	Housing Starts	Current Status
Clearwater Creek Phase 2	28	6.8	21	Multi-Phase Project
Clearwater Creek Phase 3	8	5.4	0	Multi-Phase Project
Sunshine Ridge	7	6.2	0	Project Complete
Westcliffe Phase 14	14	7.9	11	Multi-Phase Project
Westcliffe Phase 15	14	9.2	3	Multi-Phase Project
White Bluffs Phase 3	32	9.8	13	Multi-Phase Project
Totals	103	45.3	48	

Table 10
Preliminary Plat Approved – South Richland

Subdivision Name	Lots	Acres
Rancho Del Ray 9	15	4.8
West Village	558	240.9
Totals	573	245.7

Table 11

DEVELOPMENT ACTIVITY COMPARISON 2006-2016

*Valuation reported in millions

Construction Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
North Richland												
Commercial Projects	19	23	22	17	17	26	18	21	14	24	28	229
Multi-Family Res. Units	0	0	0	0	0	0	80	80	0	0	150	310
Single Family Residential Units	117	66	39	59	86	49	60	66	47	64	73	726
Total Construction Valuation*	81	42	78	22	28	37	32	45	102	39	129	635
Preliminary Platted Lots	367	120	0	0	0	0	0	0	9	0	0	496
Final Platted Lots	172	153	0	0	70	86	0	0	0	40	79	600
Central Richland												
Commercial Projects	10	11	18	14	15	18	13	14	13	31	11	168
Multi-Family Res. Units	2	12	0	0	11	180	0	0	4	0	92	301
Single Family Residential Units	8	15	9	7	38	20	9	4	5	8	2	125
Total Construction Valuation*	47	10	29	12	18	45	22	25	23	98	31	360
Preliminary Platted Lots	37	0	0	0	0	0	0	0	0	0	0	37
Final Platted Lots	0	0	0	0	0	0	0	0	0	0	0	0
South Richland												
Commercial Projects	20	21	13	11	12	15	18	22	12	21	17	182
Multi-Family Res. Units	8	164	0	0	320	162	96	0	106	0	4	860
Single Family Residential Units	180	219	180	151	208	197	196	180	181	162	204	2,058
Total Construction Valuation*	88	102	73	46	104	89	79	77	95	109	100	962
Preliminary Platted Lots	192	165	16	0	50	156	44	253	615	7	573	2,071
Final Platted Lots	209	263	162	16	42	210	230	131	106	103	103	1,575
City Wide Totals												
Commercial Projects	49	55	53	42	44	59	49	57	39	76	56	579
Multi-Family Res. Units	10	176	0	0	331	342	176	80	110	0	246	1,471
Single Family Residential Units	305	300	228	217	332	265	265	250	233	234	279	2,908
Total Construction Valuation*	215	154	181	82	150	172	133	147	230	221	260	1,945
Preliminary Platted Lots	596	285	16	0	50	156	44	253	624	7	573	2,604
Final Platted Lots	381	416	162	16	112	296	230	131	106	143	182	2,175

Table 12
2006-20016 SINGLE FAMILY RESIDENTIAL BUILDING PERMITS by
SUBDIVISION

Subdivision Name	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	Total Value in 1000's
Applewood	9	13	6	0	0	0	0	0	0	0	0	28	7,094
Apple Valley Ranch	0	0	0	0	0	0	5	1	3	1	0	10	2,668
April Addition	0	0	0	0	0	0	1	0	0	0	0	1	316
Aspen Meadows	0	1	0	0	0	0	0	0	0	0	0	1	260
Badger Den	0	4	3	2	6	1	2	2	3	1	0	24	8,159
Badger Heights	0	0	1	0	0	0	0	1	0	0	0	2	939
Badger Mt. Village	0	8	9	14	46	37	30	8	3	0	1	156	36,514
Badger Park Estates	0	0	0	0	0	16	9	13	3	0	0	41	13,343
Bellerive Springs	11	5	15	20	10	8	16	10	0	0	0	95	13,959
Bordeaux Grove	0	0	0	0	1	2	6	7	0	0	0	16	4,18
Brantingham Green	1	13	20	18	13	3	0	0	0	0	0	68	18,569
Brantingham Heights	0	0	0	0	10	7	10	13	33	14	8	95	30,059
Brookshire Estates	18	23	6	5	13	10	7	9	10	8	5	114	33,467
Canyon Rim	0	8	6	16	6	0	3	0	0	0	0	39	9,065
Canyon Terrace II	0	0	0	0	0	0	0	0	0	0	1	1	362
Carr Plat	0	0	0	0	0	0	0	0	2	4	1	7	2,208
Cherrywood Estates	3	16	3	2	3	0	0	0	0	0	0	27	7,739
Clearwater Creek	0	0	0	0	0	0	0	0	0	18	29	47	12,465
Copperleaf	0	0	0	0	11	15	24	29	18	34	9	140	37,275
Country Estates	3	3	3	2	0	4	0	1	0	0	0	16	9,170
Country Glen	2	1	0	0	1	1	0	2	1	2	2	12	2,995
Country Heights	6	9	0	1	1	3	5	1	1	1	0	28	12,825
Country Home Est.	1	0	0	0	0	0	0	0	0	0	0	1	397
Country Ridge	0	0	0	0	0	1	0	0	0	0	0	1	290
Country View Estates	0	0	0	0	0	1	0	0	0	0	0	1	327
Crested Hills	7	8	7	1	4	7	9	3	0	4	5	55	19,361
Crosswater	0	0	0	14	22	3	2	4	0	0	0	45	11,747
Dellacourt	5	4	0	0	0	0	0	0	0	0	0	9	2,030
Desert Summit	0	3	8	9	16	2	2	0	1	0	0	41	13,117
Eagleridge	0	0	0	0	0	5	4	1	1	4	3	18	6,746
Eaglewatch	1	0	0	12	11	2	0	0	1	7	16	50	10,256

Falconcrest	0	0	0	0	0	0	0	0	1	1	3	5	1,721
First Add Richland	0	0	0	0	0	0	0	0	0	1	0	1	128
Gage Galaxy	0	0	0	0	0	0	0	1	0	0	0	1	164
Grayhawk	0	0	0	0	0	0	0	0	0	0	20	20	5,977
Hearthstone	0	0	1	0	1	0	0	0	0	0	0	2	516
Hearthwood	0	0	0	0	0	0	0	0	0	2	1	3	806
Heritage Hills	3	3	4	1	4	1	1	0	0	2	2	21	9,029
Hills Mobile Park	1	0	0	0	0	0	3	0	0	0	0	4	53
Hills West	0	0	1	0	0	0	0	0	1	0	0	2	741
Horizon Heights	12	6	27	5	0	2	3	3	3	0	0	61	8,699
Horn Creek	0	0	6	3	6	7	2	2	18	12	18	74	17,540
Island View (Wye)	0	2	0	0	0	0	0	0	0	0	0	2	170
Laird's Plat	0	0	0	0	0	0	0	1	0	0	0	1	237
Lexington Heights	0	0	0	2	4	11	14	12	13	8	2	66	23,950
Liberty Lane	1	0	1	0	0	1	0	0	0	0	0	3	737
Meadowbrook	0	0	0	0	0	0	0	0	0	1	0	1	494
Meadow Hills	0	1	0	0	0	0	0	0	0	0	0	1	360
Meadow Park Estates	4	4	2	5	5	3	3	2	2	0	0	30	6,990
Newcomer	0	0	0	0	0	0	6	0	0	0	0	6	608
Plat of Richland	5	4	1	3	3	3	3	3	4	7	2	38	6,812
Reata Ridge	0	0	0	0	0	17	16	16	7	10	5	71	24,914
Richland MH Park	0	0	0	0	0	0	5	0	0	0	0	5	283
Rivercrest Terrace	1	0	0	0	0	0	0	0	0	0	0	1	447
River View Pointe	12	8	11	24	21	6	6	3	7	1	1	100	21,878
Sandpiper	13	14	1	3	3	4	6	8	0	0	0	52	9,905
Sawgrass	20	0	0	0	0	0	0	0	0	0	0	20	4,382
Sedona	51	1	0	0	0	0	0	1	0	0	0	53	12,616
Sedona II	0	28	8	1	3	0	0	1	0	0	0	41	10,672
Sequoia Springs	14	14	1	0	1	0	0	1	0	0	0	31	8,338
Short Plats	0	0	3	2	4	2	6	6	2	3	10	38	10,471
Sienna Sky	1	0	3	11	2	7	5	5	3	0	0	37	8,311
Silver Meadows	0	0	0	1	1	6	4	4	1	1	1	19	6,279
Skyline Meadows	2	0	1	2	5	3	1	4	5	4	8	35	12,977
South Haven	0	0	0	1	0	0	0	0	0	0	0	1	139
Sundance Ridge	6	7	6	3	4	4	1	5	1	4	2	43	14,773
Tanglewood	3	7	8	4	36	17	5	1	0	0	0	81	13,902
Temple Meadows	2	1	0	0	2	2	2	0	1	0	1	11	2,989
The Bluffs	18	16	3	5	6	3	2	6	3	0	1	63	18,915
The Dwellings	0	0	0	0	0	0	0	0	0	2	1	3	1,025
The Heights @ Meadow Springs	0	6	12	5	11	14	15	10	22	10	12	117	39,563
The Plateau	23	15	5	5	4	4	1	4	0	0	0	61	20,962
Tri-City Estates	1	0	0	1	0	0	0	0	0	0	1	3	858
West Vineyards	0	0	0	0	0	0	0	6	7	18	43	73	23,389
Westcliffe	24	27	22	9	27	19	18	32	27	23	29	257	93,796

White Bluffs	0	0	0	0	0	0	0	0	14	22	34	70	21,653
Willowbrook Heights	2	4	0	0	0	0	0	0	0	0	0	6	1,628
Willowbrook II	12	8	4	4	3	1	1	0	0	0	0	33	10,278
Willow Pointe	6	4	9	0	3	0	0	0	2	2	0	26	7,171
Unplatted	1	1	1	1	1	2	1	0	2	2	2	14	4,065
Totals	305	300	228	217	334	267	266	250	233	234	279	2,896	816,055

2016 SUMMARY OF SUBDIVISION ACTIVITY

Table 13A summarizes the preliminary plats that the City approved in 2016. Preliminary plat approval gives a developer the legal right to subdivide property. Additional work is required to construct the infrastructure necessary to provide access and utility connections to each lot created. Once constructed and inspected by the City, a plat is granted final approval. Table 13B summarizes projects that were granted final plat approvals in 2016. The current status column in Table 13B indicates whether the project is a part of a larger multi-phase project.

**Table 13A
PRELIMINARY PLATS APPROVED IN 2016**

Subdivision Name	Lots	Acres
Rancho Del Ray 9	15	4.8
West Village	558	240.9
Totals	573	245.7

Table 13B FINAL PLATS APPROVED IN 2016

Subdivision Name	Lots	Acres	Housing Starts	Current Status
Clearwater Creek Phase 2	28	6.8	21	Multi-Phase Project
Clearwater Creek Phase 3	8	5.4	0	Multi-Phase Project
Grayhawk	55	18.7	20	Multi-Phase Project
Horn Creek Phase 2	24	4.2	16	Multi-Phase Project
Sunshine Ridge	7	6.2	0	Project Complete
Westcliffe Phase 14	14	7.9	11	Multi-Phase Project
Westcliffe Phase 15	14	9.2	3	Multi-Phase Project
White Bluffs Phase 3	32	9.8	13	Multi-Phase Project
	182	68.2	84	

While the first two tables detail the development approved and constructed in 2016, the next two tables identify the inventory of projects that have been approved in the City in previous years. Oftentimes, subdivisions are constructed in multiple phases over a period of years. The original preliminary plat approval is granted for the entire project, and final plats are developed one phase at a time. The projects listed in Table 13C are multi-phase projects that have been partially but not fully completed.

**Table 13C
MULTI-PHASE PROJECTS IN PROGRESS IN 2016**

Subdivision Name	Lots Already Final Platted	Remaining Lots Authorized by Preliminary Plat	Total Lots
Clearwater Creek	66	254	320
Falconcrest	27	17	44
Heritage Hills	21	108	129
Horn Creek	90	26	116
Meadow Hills	56	14	70
Westcliffe	359	56	415
Willowbrook II	47	48	95
White Bluffs	96	124	220
Totals	762	647	1409

Finally, Table 13D provides a summary of all the projects in the City that have received preliminary approval in previous years but have not yet been constructed. Some of these subdivision approvals were granted several years ago, but all remain valid.

**Table 13D
PRELIMINARY PLATS – APPROVED BUT NOT YET CONSTRUCTED**

Subdivision Name	Number of Lots
Birkdale at Horn Rapids	48
Canyon Creek	27
Sandpiper II at Horn Rapids	11
South Orchards	281
Total Lots	367

Table 14
PLANNING COMMISSION PERMIT ACTIVITY LEVELS 2006 – 2016

2015 was the first year that the City implemented a system of hearing examiner permit review. Prior to 2015, the Planning Commission conducted permit review as well as the activities that are listed in this table. 2015 was also the first year that the Commission reviewed the Community Development Block Grant (CDBG) grant applications and recommended funding levels to the City Council. Previously, this work was completed by the Housing Advisory Committee.

Permit Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<i>Zoning Applications</i>											
Zoning Text Amendments	3	4	5	3	4	8	2	1	5	6	4
Annexations	1	0	1	1	1	1	2	2	1	1	1
Bldg. Reviews	0	0	1	0	0	0	1	0	0	0	1
<i>Subdivision Applications</i>											
Subdivision Code Amendments	0	1	0	0	0	0	1	0	1	1	0
<i>Comprehensive Plan Applications</i>											
Comprehensive Plan Amendments	8	7	6	3	5	0	4	5	3	1	2
Review of other Planning Documents	2	2	4	1	2	2	2	3	1	2	2
<i>Other Applications</i>											
Surplus of City Owned Properties	0	2	1	0	1	1	1	3	1	2	0
Sign Code Reviews/Variances	0	2	0	0	0	0	0	0	0	0	0
Sidewalk Use Licenses	0	0	0	0	0	2	1	2	1	1	0
CDBG Program Grant Awards	0	0	0	0	0	0	0	0	0	1	1
Other Code Amendments	1	1	2	0	1	2	2	1	3	1	0
TOTALS	15	19	20	8	14	16	16	17	16	16	11

The work accomplished by the Planning Commission was conducted during 11 regular meetings, 8 workshops and the annual tour.

Table 15
HEARING EXAMINER PERMIT ACTIVITY LEVELS 2016

In Table 15, the years 2005-2014 show the permit review activity that was conducted by the Planning Commission. The year 2015 shows permit applications reviewed by the Hearing Examiner.

Permit Type (Red text denotes years that Planning Commission performed land use review.)	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<i>Zoning Applications</i>											
Zoning Map Amendments	2	4	6	2	6	4	0	2	4	5	5
Preliminary PUDs	7	2	0	0	1	0	1	0	0	0	0
Final PUDs	0	0	0	0	0	0	0	0	0	0	0
Special Use Permits	6	2	2	2	2	1	4	4	3	3	2
Site Plan Reviews	0	0	1	0	4	4	2	2	0	0	0
<i>Subdivision Applications</i>											
Preliminary Plats New	8	5	1	0	2	2	0	2	4	3	1
Preliminary Plats – Revisions	0	0	0	1	1	0	0	0	0	0	1
Binding Site Plans	0	0	0	0	0	0	0	0	2	0	0
Short Plat Appeals	0	0	0	0	0	0	0	0	0	0	0
Short Plat Variances	0	0	0	0	0	0	0	0	0	0	0
<i>Other Applications</i>											
Shoreline Permits	2	1	0	2	0	2	2	1	2	2*	2
TOTALS	25	14	10	7	16	13	9	11	15	13	11

*One shoreline permit application was reviewed by the Planning Commission.