

8/8/19



cmj

Sponsor: \_\_\_\_\_

Proposed No.: 2019-0143

1 **AMENDMENT TO PROPOSED ORDINANCE 2019-0143, VERSION 2**

2 Beginning on page 72, strike lines 1478 through 1501, and insert:

3 "6. The buffer widths required for proposed land uses with high intensity impacts to  
4 wetlands can be reduced to those required for moderate intensity impacts under the following  
5 conditions:

6 a. For wetlands that score moderate or high for habitat, which means six points or  
7 higher, the width of the buffer can be reduced if both of the following criteria are met:

8 (1) A relatively undisturbed vegetated corridor at least one-hundred feet wide is  
9 protected between the wetland and any other Priority Habitats as defined by the Washington state  
10 Department of Fish and Wildlife in the priority habitat and species list. The corridor must be  
11 protected for the entire distance between the wetland and the priority habitat and legally recorded  
12 via a conservation easement; and

13 (2) ~~Applicable~~ measures to minimize the impacts of different land uses on  
14 wetlands as identified in subsection C.6.cb of this section are applied; and

15 b. For wetlands that score low for habitat, which means less than six points, the width  
16 of the buffer width can be reduced to that required for moderate intensity impacts by applying if  
17 applicable measures to minimize impacts of the proposed land uses, as follows: on wetlands as  
18 identified in subsection C.6.c. of this section are applied.

**Commented [JC1]:** Added "applicable" to clarify that the actions in the list in the following table may not apply in all cases

**Commented [JC2]:** Reflects the technical restructure below to add clarity.

**Commented [JC3]:** Changed for consistency with the same Ecology language that is included in sub-a above

**Commented [JC4]:** Changed for consistency with the same Ecology language that is included in sub-a above

**Commented [JC5]:** Added "applicable" to clarify that the actions in the list in the following table may not apply in all cases

**Commented [JC6]:** Changed for consistency with the same Ecology language that is included in sub-a above

19 c. The following are the types of measures to minimize impacts of disturbances to  
 20 wetlands in order to reduce buffers as allowed in subsections C.6.a. and C.6.b.)

<u>Disturbance</u>	<u>Measures to minimize impacts</u>
<u>Lights</u>	<p>Direct lights away from wetland, such as:</p> <ul style="list-style-type: none"> <li>• Any exterior lighting facing wetland shall be on a timer that automatically shuts off within 15-minutes after use;</li> <li>• Mount fixture as low as possible to minimize light trespass;</li> <li>• Fully shield the light so that bulbs and glowing lenses are not visible; and</li> <li>• Use low-lumens, long wavelength light sources (ambers and reds).</li> </ul>
<u>Noise</u>	<p>Locate activity that generates noise away from wetland, such as:</p> <ul style="list-style-type: none"> <li>• Locate parking lots, garbage collection, delivery areas, play areas, and community gathering areas at least twenty-five feet from the outer edge of the wetland buffer;</li> <li>• If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source; and</li> <li>• For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional ten-foot heavily vegetated buffer strip immediately adjacent to the outer edge of the wetland buffer.</li> </ul>
<u>Toxic runoff</u>	<p>Route all new untreated runoff away from wetland while ensuring wetland is not dewatered. Establish covenants limiting use of pesticides within 150 feet of wetland. Apply integrated pest management.</p>
<u>Stormwater runoff</u>	<p>Retrofit stormwater detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enters the buffer. Use low impact intensity development techniques identified in the King County Surface Water Design Manual.</p>
<u>Change in water regime</u>	<p>Infiltrate or treat, detain and disperse into buffer new runoff from impervious surfaces and new lawns.</p>
<u>Pets and human disturbance</u>	<p>Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion, such as:</p> <ul style="list-style-type: none"> <li>• Install wildlife-passable fencing;</li> <li>• Plant appropriate native vegetation; and</li> <li>• Post signage that states the presence of critical areas.</li> </ul> <p>Place wetland and its buffer in a separate tract or protect with a conservation easement.</p>
<u>Dust</u>	<p>Use best management practices to control dust, such as management of sediment and erosion during construction and operation of proposed development, use or activity.</p>

**Commented [JC7]:** Restructured to its own subsection for clarity, because Ecology's structure does not make sense and is not consistent with how we structure our code.

**Commented [JC8]:** To help applicants, these recommended changes adds examples of how to address Ecology's requirement

**Commented [JC9]:** To help applicants, these recommended changes adds examples of how to address Ecology's requirement

**Commented [JC10]:** To help applicants, these recommended changes adds examples of how to address Ecology's requirement

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**Commented [JC11]:** To help applicants, these recommended changes adds examples of how to address Ecology's requirement

21 **EFFECT:**

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