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CITY
OF **LACEY**

DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street S.E., Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY
Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

WETLAND DEVELOPMENT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Applicant or Authorized Representative: _____

Telephone Number: _____

I certify, under penalty of perjury, I have been furnished a copy of the Wetlands Protection Ordinance, that the information furnished by me is true and correct, and that the applicable requirements of the City will be met.

Signed: 

The Applicant shall submit the following information with the appropriate fee:

- 15 Copies of the General Land Use application
- 15 Copies of the Wetland Development Supplemental application
- Copies of all other applicable applications (preliminary plat, site plan review, etc.) the amount specified on the specific supplemental application form.
- 6 Copies of a wetland report, which shall include the information outlined on the following pages
- 15 copies of all supporting data as noted below and in Section 14.28.190 of the Wetlands Protection Ordinance
 1. A description and maps overlaid on an aerial photograph at a scale no smaller the 1" = 400' showing the entire parcel of land owned by the applicant and the exact boundary pursuant to Section 14.28.090 of the wetland on the parcel;
 2. A description of the vegetative cover of the wetland and the adjacent area including dominant species;
 3. 15 full size, and one 11" x 17", copies of a site plan for the proposed activity overlaid on an aerial photograph at a scale no small then 1" = 400' showing the location, width, depth and length of all existing and proposed structures, roads, sewage treatment, and installations within the wetland and its buffer;
 4. the exact sites and specifications for all regulated activities including the amounts and methods;
 5. Elevations of the site and adjacent lands within the wetland and its buffer at contour intervals of no greater then five feet;
 6. Top view and typical cross section views of the wetland and its buffer to scale;
 7. The purposes of the project and an explanation why the proposed activity cannot be located at other sites including an explanation of how the proposed activity is dependent upon wetlands or water-related resources as described in Section 14.28.350; and
 8. Specific means to mitigation any potential adverse environmental impacts of the applicant's proposal
 9. The City may require additional information including: an assessment of wetland functional characteristics, including a discussion of the methodology uses; documentation of the ecological, aesthetic, economic, or other values of a wetland; and/or a study of flood, erosion, or other hazards at the site and the effect of any protective measures that might be taken to reduce such hazards.
- A wetland delineation and wetland rating form
- Maps, visuals, and other supporting information as required by the City staff to fulfill the spirit and intent of the Wetlands Protection Ordinance; and

- Mailing labels of all surrounding property owners, provided by a title company, within 300' of the subject property containing the wetland(s) as filed with the Thurston County Assessor's Office. This list shall consist of MAILING addresses, not site addresses, and must be submitted on label sheets. A paper copy of the labels must also be submitted.

The Wetland Report Contents

Note: All items marked with an asterisk (*) require a map or other visual in addition to the text. At a minimum a USGS topographical map, an aerial photograph and a National Wetlands Identification map will be required.

Introduction:

- A. Describe the purpose of the report
- B. Describe the proposed development
 - 1) Give location, size, name of project, and relationship to adjacent properties *
 - 2) Note the present and proposed land use
- C. Briefly explain the major findings from the report

Physical Conditions

- A. Soils – describe the on site soils using the most recent version of the local soil survey and results of on site work.
- B. Hydrology
 - 1) Describe the wetland and its relationship to the surrounding land and water bodies *
 - 2) Identify if the site is mapped as a 100-year floodplain, and describe flood storage capacity and/or conveyance during the wet seasons
 - 3) Identify if springs are present and what contribution the site would have for summer surface water supply
 - 4) Identify the contribution that the site has for ground water recharge*
- C. Vegetation
 - 1) Identify any threatened, endangered, or sensitive plant species per the National Heritage Program, Department of Natural Resources
 - 2) Note whether the site has been identified as high quality native wetland
 - 3) Describe the on site vegetation in the wetland and in the buffer*
 - 4) Describe the contribution of the on site vegetation within the wetland and buffer to: (a) sediment control; (b) water quality, and (c) instream habitat for fish populations
- D. Habitat
 - 1) Identify any threatened, endangered, or sensitive animal species per the Department of Wildlife
 - 2) Note if the site contains any priority habitats or species
 - 3) Describe the animal species that are present on the site
 - 4) Identify any threatened, endangered, or sensitive fish species per the Department of Fish and Wildlife
- E. Human Use
 - 1) Describe the existing and proposed uses of the site*
 - 2) Describe the aesthetic/visual characteristics of the wetlands and the buffer areas

Impacts

- A. Identify and describe those areas of the site, including the wetland and the buffer, which would be impacted by the proposed development.* Note the impacts on each of the categories, A through E, above.

Mitigation Measures

Mitigation includes those actions which avoid, minimize, rectify, reduce, eliminate, compensate, or correct otherwise probable significant adverse environmental impacts. (WAC 197.11.768)

- A. Describe the level of mitigation according to the above referenced definition. Mitigation measures may include coverage, setbacks and buffers, size of lots and development sites, height limits, density limits, restoration of ground cover and landscaping, innovative design and construction methods, provisions for access of right-of-way, and enhancement to increase wildlife or aquatic habitat value.