

The following information represents information from local governments throughout the state to summarize best practices and examples of effective policies, strategies, and development regulations to support the protection of critical areas and provide data for implementation monitoring.

Local government tools for protecting and monitoring critical areas

- Development regulations
- Application process
- Critical areas maps
- Permit conditions
- Site plan requirements
- Monitoring report requirements
- Outreach and education
- Staff training and expertise
- Monitoring permits

Pre-application Checklist - Recommended Common Elements

- Project description
- Address, parcel number
- Existing use of property
- Proposed number of dwellings
- Site plan information
- Building information
- Water and sewer information
- Structural calculations
- Geotechnical reports
- Other draft studies or reports

Best practice: Require pre-application meeting for all projects that identify a critical area. Use a critical area map to identify these. Building application forms can include a critical areas worksheet to get this information early on.

Critical Areas Worksheet – Important information to collect

- Standing or running water
- Steep slopes
- Wetland present on or nearby
- Soil type
- Type of vegetation
- Ground water present
- List slope levels

Site Plans- Important elements to include and consider

- Best practices
- Ensure it is thorough with accuracy of scale, dimensions, structure locations and locations of critical areas.
- Provide consistent and clear instructions for staff and applicants.
- Develop aerial photo template with parcel boundaries.
- Encourage planners to conduct site visits to review existing site conditions relative to the proposed work show on site plans.
- Require site plans to show trees planned for removal during construction.

Recommended Permit Conditions, Reporting Performance Standards, and Requirements

- Performance bond and restoration agreement required before the permits issued
- Maintenance bond is held for 5 years
- As-built is required before finalizing permit
- Barrier fencing at clearing limits & signage
- Require site visit to review the location of the fencing prior to any earthwork
- Note on plat and title identifying use restrictions on lots - further development subject to review for compliance
- Use of BMPs for landscaping and managing weeds
- Integrated pest management
- Monitoring required
- Access granted for inspections and monitoring
- Mitigation per a prescribed sequence
- Property owner responsible for any corrective action
- Trail standards: E.g. trail must be in previously disturbed areas
- Minimize vegetation removal and disturbance
- Minimal tree removal
- CA to be replanted
- Maintain habitat connectivity
- Minimize potential for flood damage and adverse impacts to CA buffers

Best practice: Require a financial surety. Require a performance bond and restoration agreement before the permit is issued. Hold maintenance bond for 5 years.

Monitoring Report Requirements and Best Practices – Recommended Categories

- Annual updates required
- First year, 1 report in spring and 1 report in fall
- Site visit required after reporting report ends
- Photos required with annual updates
- Include goals and recommendations
- Approval required after submittal
- Performance standards (include examples)

Critical Aquifer Recharge Areas - Recommended Development Regulation Topics

- Hydrogeologic report
- Mitigation
- Preserve water quality & quantity
- BMPs
- Hazardous materials management plan
- Prohibit certain uses – only waive with hydro report
- Note on plat indicating the presence of a CARA
- Monitoring & remedial action in the event of contamination
- Sump pump or other device to prevent hazardous materials in soil & water system
- On-site sewage disposal system requirements
- Requirements for underground storage tanks & vaults to prevent erosion & leaks

Frequently Flooded Areas - Recommended Development Regulation Topics

- Hydrologic and hydraulic analyses
- Flood hazard reduction provisions
- Removal of temporary structures
- Notice recorded on property title
- Risks to groundwater
- On-site mitigation
- Clearing & grading
- Soil disturbance, topsoil fill,
- Fencing & signage
- Hazardous material storage
- Sewage systems
- Roads & Bridges
- Performance standards & sureties
- Wells & drilling

Geologically Hazardous Areas - Recommended Development Regulation Topics

- Landslide & erosion areas
- Concentration & discharge of water
- Impervious surfaces
- Property adjacent to land susceptible to erosion
- Slope stabilization
- Inspections & site visits
- Development activity in the wet season
- BMPs
- Geotechnical reports & 3rd party review
- Tree & vegetation removal and replanting
- Fencing & signage
- Buffers and setbacks
- Performance standards
- Wells & drilling
- Owner responsibilities
- Informing future purchasers
- Best available science
- Mitigation plans
- Channel migration zones
- Clearing & grading
- Evacuation plans for subdivisions
- Slope height & stability indicators
- Seismic zones & faults

Fish and Wildlife Habitat Conservation Areas - Recommended Development Regulation Topics

- No net loss
- Mitigation in-kind & on-site
- Signage & fencing
- Habitat boundary survey by biologist & land surveyor. Disclosure on final plats & maps
- BMPs
- Pesticide & fertilizer use
- Shorelines, bank stabilization, stream channel
- Variance required for buffer reduction
- Mineral extraction
- Landscaping
- Tree removal
- Sewage systems
- Trails & related facilities
- Water related recreation
- Restoration plans & stream enhancement
- Fish hatcheries
- Instream structures
- Flood protection measures
- Fish migration
- Timing of construction
- Roads, bridges
- Bridges & culverts
- Hazardous materials
- Farm management plan & herbicides
- WDFW water crossing guidelines
- Fire management plan for prairie habitat – notification of fire district before burning
- Habitat management plan
- Inspections
- Feasibility studies
- Buffers
- Stormwater impacts
- Utilities
- Boat launching ramps
- Piers, docks, mooring buoys, swimming floats
- Critical area study/report – identify impacts & mitigation
- Planting plans
- Sureties for monitoring & maintenance
- Clearing & grading
- Drainage ditches
- Removal of noxious weeds
- Removal of hazardous trees
- Wells
- Impervious surfaces

Wetlands - Recommended Development Regulations Topics

- Buffers
- Habitat assessment report
- Trees
- Site plan requirements (show buffer)
- Fencing & signage
- Development activities & clearing
- Stormwater
- Native vegetation Variances
- Wetland Mitigation plan
- Critical area study
- Maintenance & monitoring plan
- Performance surety
- Light & noise disturbance
- Toxic runoff
- Habitat corridors
- Conservation easement
- Buffer planting plan
- Vehicle use, storage of construction materials
- Inspections & site visits
- Construction timeframe
- Building setbacks
- Impervious surfaces
- Mitigation
- No net loss
- Best available science
- Sensitive site design to avoid impacts
- Septic systems
- Fill
- Agricultural activities
- Use of treated wood/hazardous materials
- Boat launches, floats, docks, piers
- Conformance with Shoreline Master Plan
- Bridge & culverts
- BMPs
- Stream crossings
- Flood carrying capacity
- Identified On final plats, maps & documents
- Erosion
- Wells & drilling
- Integrated pest management
- Pollutants & sediment
- On-site sewage disposal
- Trails & facilities
- Roads
- Hydrologic study
- Utilities
- Noxious weeds
- Watershed conservation plans
- New, expanded or improved development