



HEARING EXAMINER EXHIBIT LIST

PROJECT:	Suschik Reasonable Use & Variance
FILE NUMBER(S):	RU2019-01 & VR2019-01
APPLICANT:	Michael Suschik, 13290 Chain Lake Rd Monroe, WA 98272
HEARING DATE AND LOCATION:	February 27, 2020 10:00 am Monroe City Hall Council Chambers 806 West Main Street, Monroe, WA 98272

EXHIBITS

1. Staff Analysis
2. Vicinity Map
3. Project Narrative
4. Permit application(s) Reasonable and Variance
5. Reasonable Use Criteria
6. Variance Criteria
7. Letter of Complete Application
8. Notice of Application
 - 8-A Affidavit of Publication
 - 8-B Affidavit of Mailing
 - 8-C Affidavit of Posting (City Hall & Library)
 - 8-D Affidavit of Posting (On Site)
9. Notice of Public Hearing
 - 9-A Affidavit of Publication
 - 9-B Affidavit of Mailing
 - 9-B Affidavit of Posting (City Hall & Library)
 - 9-C Affidavit of Posting (On Site)
10. Critical Areas Study
11. Suschik Property Comparison
12. Mitigated Determination of Non-Significance
 - 12-A Affidavit of Publication
 - 12-B Affidavit of Emailing Public Agencies
13. Proposed Development Plans

	STAFF REPORT AND RECOMMENDATION Public Hearing for Suschik Reasonable Use Exception Permit and Variance
HEARING EXAMINER:	Mr. Phil Olbrechts, City of Monroe Hearing Examiner
FILE NUMBER:	RU2019-01and VR2019-01
DESCRIPTION:	Public Hearing for the Suschik Reasonable Use Permit and Variance to construct a single family residence with associated improvements on a 1.31 acre lot encumbered by a wetland and associated buffers within the R-4 (Single-Family Residential – 4 Units per Acre Zoning District.
APPLICANT:	Michael Suschik 13232 Chain Lake Rd Monroe, WA 98272
PROJECT LOCATION:	13290 Chain Lake Rd, Monroe, Washington 98272 Identified by Snohomish County Tax Parcel Number 28073100200200.
HEARING DATE:	February 27, 2020 at 10:00 AM
HEARING LOCATION:	Monroe City Hall Council Chambers 806 West Main Street Monroe, WA 98272
STAFF CONTACT:	Amy Bright, Associate Planner

APPLICATION SUMMARY

The applicant, Michael Suschik submitted Reasonable Use Exception Permit and Variance Permit applications to construct a single-family residence and associated improvements on a 1.31 acre lot encumbered by a Category III wetland and associated buffers. The property is located at 13290 Chain Lake Road (Exhibit 2). The single family residence and associated improvements are proposed to occupy 7,059 square feet of wetland buffer. None of the improvements are proposed to encroach into the wetland.

The Hearing Examiner is being requested to reduce the wetland buffer to allow for construction of the single family residence and associated improvements, approving a Reasonable Use Permit and Variance as depicted in the Project Narrative (Exhibit 3) and described below.

Under Monroe Municipal Code (MMC) 22.80.090 (D)(3), a Category III wetland with a habitat score of 3-4 per the Department of Ecology wetlands rating system, requires an 80 foot buffer from the edge of the wetland. In addition, MMC 22.80.080(C), a minimum building setback line of ten feet is required from the edge of any separate tract, buffer or NGPE, whichever is greatest.

A Pre-Application Meeting with the city was held on October 15, 2019.

BACKGROUND

On November 7, 2019, Michael Suschik applied for a Reasonable Use Exception Permit and Variance (Exhibit 4) to construct a single family residence at 13290 Chain Lake Road. The property is 1.31 acres or approximately 57,064 square feet and contains a category III wetland and associated 80 foot wetland buffer.

The property is currently vacant.

The proposed development includes a single-family residence, and associated infrastructure, such as driveway and septic system. As the majority of the site is encumbered by the wetland and its associated 80’ buffer, impacts to the wetland cannot be avoided. The proposed layout includes a shared off-site easement with the existing driveway of the adjacent property owner and an offsite easement for a drain field associated with the new single family residence, minimizing impacts to the wetland buffer (Exhibit 13).

A Critical Areas Study was conducted by Confluence Environmental Company (Exhibit 10) and peer reviewed by City of Monroe consultant, Pertect. A Category III wetland is located in the central portion of the property and is 7,059 square feet in size. The wetland buffer encompasses 33,459 square feet of the property. The property owner is currently in negotiation with the City of Monroe for purchase of right-of-way adjacent to Chain Lake Road, which includes wetland buffer and non-buffer areas.

ANALYSIS AND FINDINGS

In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the city must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies. The subject property is located in the R4 (Single-Family Residential – 4 Units per Acre) Zoning District as discussed below. Under MMC 22.80.050.C.2, Critical Areas Exceptions, Reasonable Use Exceptions, development may be allowed which is consistent with the general purpose of the Critical Areas chapter. The proposed reasonable use modifications are described below.

R4 Zoning District

Regulation	Requirement	Submitted
Land Use: MMC 22.16.030	Dwelling Units, Detached is a Permitted Use	Dwelling Units, Detached as a Permitted Use
Setbacks: MMC 22.16.040(O)	Front: 10/20’ Rear: 10’ Side: 5’, 15’ Combined Critical Areas BSBL: 10’	Front: 10/20’ Rear: 10’ Side: 5’, 15’ Combined Critical Areas BSBL: 10’
Building Height: MMC 22.16.040(O)	35’	1-story single family residence with attached garage
Lot Coverage: MMC 22.16.040(O)	50%	25%
Parking off-street: MMC 22.1644.050	Single-family – Detached: 2 per unit	Single-family – Detached: 2 per unit
Critical Areas:	Type III wetland and associated 80’ buffer. MMC 22.80.090(D)(3).	Minimum setback from the wetland is 80’. The proposal includes a reduced wetland buffer along the southern edge of the buffer under the authority granted by the reasonable use provisions and variance. The applicant will provide mitigation in the form of purchasing mitigation bank credits at a 1:1 ratio.
Critical Areas Mitigation:	As part of allowing a reduced buffer, a mitigation plan is required under MMC 22.80.080.	The applicant will purchase mitigation bank credits within either the Snohomish Basin

		Mitigation Bank or the Skykomish Habitat Bank. As 18,000 square feet of buffer would be impacted, 18,000 square feet of buffer credits would be purchased.
Mitigation fees:	Park, school and traffic impact fees are due prior to issuance of building permit for each new dwelling unit.	These fees will be paid at the time of building permit issuance.

Public Utilities and Services Provided by:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	Private	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 7
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

In accordance with MMC 22.80.050(A)(2) the city of Monroe shall not approve any development proposal or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a critical areas or associated buffer, without first assuring compliance with the requirements of this chapter.

Further, pursuant to 22.80.050.(C)(2) Reasonable Use Exception, if the application of this chapter would deny all reasonable use of the property, development may be allowed which is consistent with the general purpose of this chapter and the public interest; provided, that the hearing examiner, after a public hearing, finds the extent consistent with the constitutional rights of the applicant. Reasonable Use Criteria is demonstrated below (Exhibit 5).

Reasonable Use Permit Criteria
MMC 22.80.050.C.2

Reasonable Use Exception. If the application of this chapter would deny all reasonable use of the property, development may be allowed which is consistent with the general purpose of this chapter and consistent with the constitutional rights of the applicant:

Criteria	Analysis	Meets Criteria
1. This chapter would otherwise deny all reasonable use of the property.	Due to the size and location of the wetland and the associated buffer, the site is almost completely encumbered by critical areas. Compliance with Title 22 MMC would deny reasonable use of the property The proposed location of the residence and the use of a shared driveway easement significantly lessen the impact that an alternative location would provide.	YES
2. There is no other reasonable use consistent with the underlying zoning of the property that has less impact on the critical area and/or associated buffer;	The zoning district for the subject property is R4 (Single-Family Residential – 4 units per acre. An unencumbered site of this size could yield up to 5 units. There are no other reasonable uses that are consistent with R4 zoning that would provide a lesser impact on the critical areas and/or the critical area buffer.	YES
3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the property;	The proposed use is compatible with the surrounding land uses and does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.	YES
4. Any alteration is the minimal necessary to allow for reasonable use of the property;	Impacts to the wetland have been avoided to the maximum extent by placing the septic drainfield and the majority of the driveway off-site, outside of the 80’ buffer. Therefore, the proposed development is the minimum necessary to allow for reasonable use of the property.	YES
5. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant after the effective date of the ordinance codified in this chapter or its predecessor; and	The inability of the applicant to derive reasonable use of the property is not the result of the actions by the applicant after the effective date of the ordinance codified in this chapter or predecessor. The property is vacant land which has been mowed seasonally.	YES
6. The applicant may only apply for a reasonable use exception under this subsection if the applicant has also applied for a variance pursuant to MMC Chapter 22.66, Variances.	The applicant has applied for a variance included in this review.	YES

Variance Permit Criteria

MMC 22.66.040.E

Variance Criteria is shown below and in (Exhibit 6).

Variance. Review Process. Decision Criteria. A variance shall not be granted by the decision authority unless the applicant demonstrates that the proposal meets all the following criteria:

Criteria	Analysis	Meets Criteria
1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the property is located;	The property is zoned R4 (4 residential units per acre). The proposed development and variance request is for 1 single-family residence. Thus, the variance does not constitute a grant of special privilege inconsistent with the uses of other properties in the vicinity and in the same zone in which the property on behalf of which the application was filed is located.	YES
2. The variance is necessary because of special circumstances relating to the size, shape, topography, location or other surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and zoning district in which the submit property is situated;	The variance is necessary because of the shape of the parcel in relation to the location and category of the wetland and associated buffer. The wetland is a Category III wetland with a standard 80-foot buffer. The wetland is long in shape and located in the center of the property. Thus, the wetland and associated 80-foot buffer almost completely encumbers the property. Reducing the buffer by 25% (to 60 feet), as allowed under MMC 22.80.090(F)(2), the site is still significantly encumbered. Compliance with MMC 22 would deny reasonable use of the property.	YES
3. The variance is the minimum necessary to grant relief to the applicant;	The development of a single-family residence is consistent with the underlying zoning and the adjacent land use. Utilizing easements with the adjacent property owner for driveway and drain field use greatly reduces the impact to the wetland buffer.	YES
4. The strict enforcement of the provisions of this title will create an unnecessary hardship to the property owner;	Strict enforcement of the provisions of this title would prohibit the owner from development rights to the property.	YES
5. The granting of the variance will not alter the character of the land, nor impair the appropriate use or development of adjacent property; and	The property and surrounding land use is single-family residences. The variance is necessary for the applicant to preserve and enjoy the same land use (i.e., single-family residence) currently possessed by the owners of other properties in the same zone or vicinity.	YES
6. The variance is consistent with the policies and provisions of the Monroe Comprehensive Plan and the development regulations.	The Comprehensive Plan designates the parcel and surrounding area as low density single-family residences. The proposed development is for 1 single-family residence on a 1.31-acre lot; thus the proposed development meets the Comprehensive Plan designation and will not adversely affect the implementation of the Comprehensive Plan.	YES

Nearby Property Comparison (Exhibit 11)

Address	Tax Parcel	Property Size (ac)	SFR Size (sq ft)	Bed/Bath	Garage Spaces	Notes
13029 200th Ave. SE, Monroe, WA 98272	00913400001200	0.74	2853	3/2.5	3	Rambler, smaller lot, larger footprint
12531 Chain Lake Rd, Monroe WA 98272	28073000302600	1.24	2309	3/2	3	Rambler, large 3 car garage
13028 200th Ave SE, Monroe, WA 98272	00913400002300	0.73	2530	3/2	2	Large rambler/footprint
12517 Chain Lake Rd, Snohomish, WA 98290	28073000301700	2.55	6632	3/3	3	Large SFR, huge footprint
13907 Chain Lake Rd, Monroe, WA 98272	28073100201800	3.28	2437	3/2	4	Large rambler/footprint
19210 130th Pl SE, Snohomish, WA 98290	28062500402900	1.19	2406	4/2.75	7	Huge footprint with attached and detached garages
19228 130th Pl SE, Monroe, WA 98272	28062500403500	1.22	2588	3/2	3	Rambler
12931 200th Ave SE, Snohomish, WA 98290	00913400001300	1.31	2938	4/3.5	4	Large footprint with a large attached garage
18918 El Bello Paseo, Monroe, WA 98272	00400700000400	0.76	1972	3/3	3	Rambler, large garage
12911 Chain Lake Road, Snohomish, WA 98290	28073000303400	12.47	3448	4/3.5	6	Creek running through majority of property; area that SFT sits on is significantly smaller. Large 1536 sf detached garages.

Average House Size: 3011.3
Proposed House Size: 2291

**Environmental Review
MMC 22.66.040.E**

Environmental Review:	A Mitigated Determination of Non-Significance (DNS) (Exhibit 12) was issued, published, posted, and mailed on January 16, 2020. The DNS provided a comment and appeal period ending at 5:00 PM on January 30, 2020. No comments regarding the SEPA threshold determination were received by the City during the specified comment period. No SEPA appeals were filed.
Notice:	A Letter of Completeness was issued to the applicant on November 21, 2019 (Exhibit 7). Public notice for the application was provided in accordance with the requirements of MMC section 22.84.050. A Notice of Application was published in the Everett Herald, mailed, and posted on November 25, 2019 (Exhibit 8). A public comment period was provided from November 25, 2019 through 5:00 PM on December 9, 2019. A Notice of Public Hearing was published in the Everett Herald, mailed, and posted on February 13, 2020 (Exhibit 9). The date of the open record public hearing with the Hearing Examiner is set for February 27, 2020 at 10:00 a.m. Public testimony may be provided during the public hearing pursuant to MMC22.84.070.
Agency/Public Comments:	No comments were received.

1. Land uses, comprehensive plan designation and zoning districts on surrounding properties include the following:

	Land Use	Comprehensive Plan Designation	Zoning District
North:	Single-Family Residential	Low Density SFR	Single-Family Residential – 4 units per Acre (R4)
South:	Single-Family Residential	Low Density SFR	Single-Family Residential – 4 units per Acre (R4)
East:	Single-Family Residential	Low Density SFR	Single-Family Residential – 4 units per Acre (R4)
West:	Single-Family Residential	Low Density SFR	Single-Family Residential – 4 units per Acre (R4)

2. In accordance with MMC section 22.84.060(B)(1) Project Permit Types, Reasonable Use Exception Permits and Variances are Type III Permits.
3. In accordance with MMC section 22.84.060(B)(2) titled Decision Making and Appeal Authorities, the final decision authority for Type III permits is the Hearing Examiner. The Recommending

authority is the Zoning Administrator. The appeal authority is the Snohomish County Superior Court.

4. In accordance with MMC section 22.84.070 entitled “Open Record Public Hearings”, applications for Type III permits are subject to an open record public hearing before the Monroe Hearing Examiner followed by a final decision by the Hearing Examiner.

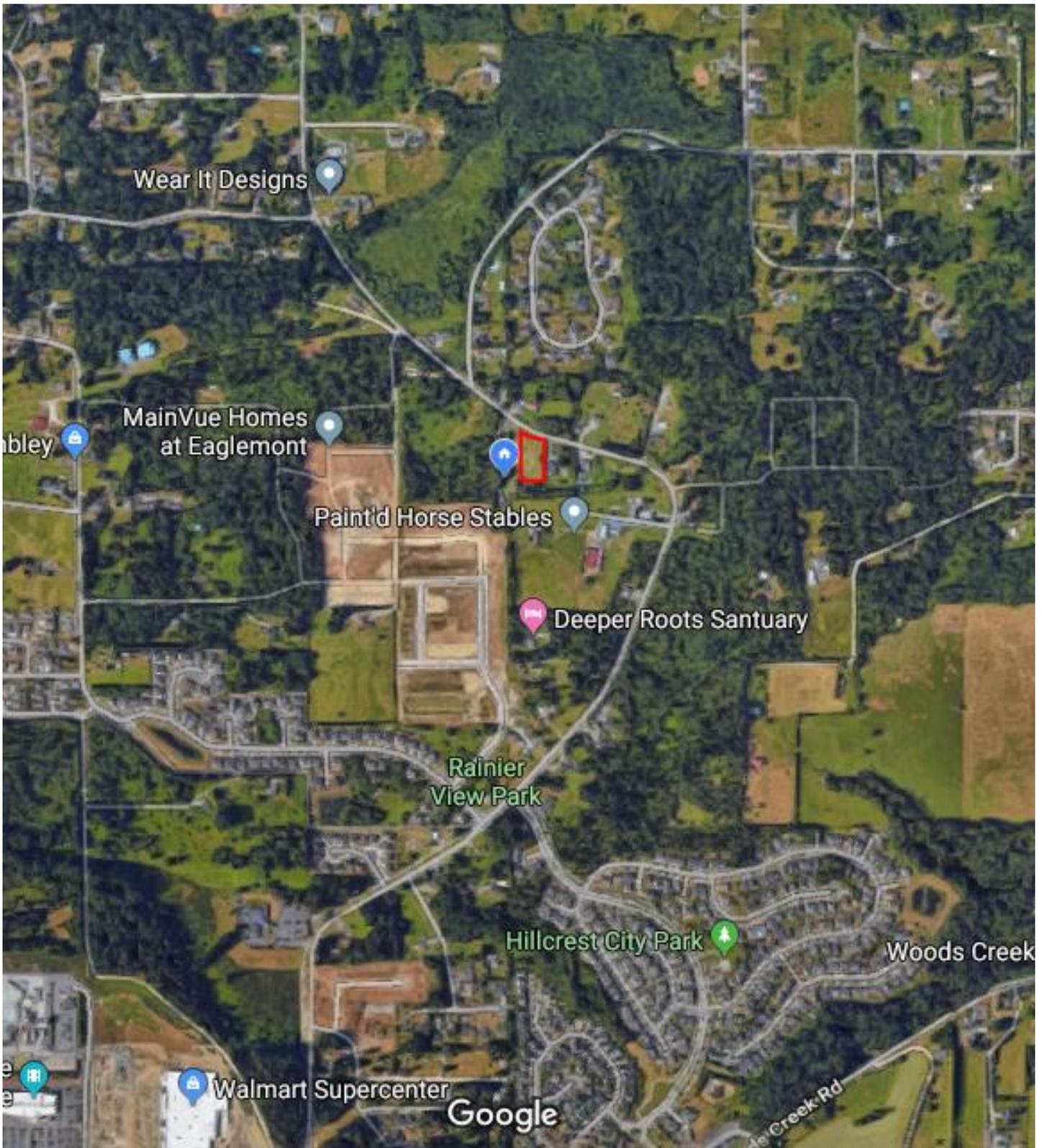
CONCLUSION

Staff finds that the project is found to be consistent with the Comprehensive Plan, applicable zoning regulations, and environmental regulations, and concludes that the project will have no adverse impact to the surrounding properties, and, more generally it will not adversely affect the public health, safety and general welfare as conditioned. According to the laws governing these types of applications, if the criteria contained within the code are met, thus demonstrating compatibility, then the application must be approved.

STAFF RECOMMENDATION

Based on the application and facts and findings of the staff report, staff recommends that the Hearing Examiner **APPROVE** Reasonable Use Permit No. RU2019-01 and Variance VR 2019-01 to allow for buffer reductions to allow for the construction of a single family residential building and associated improvements on a 1.31 acre parcel located at 13290 Chain Lake Road in the R4 zoning district subject to the following conditions:

1. The environmental impacts shall not exceed those identified in the SEPA checklist and the resulting SEPA Determination of Non-Significance.
2. Mitigation bank credits shall be purchased after building permits are issued and prior to occupancy is granted. 18,000 square feet of buffer credits shall be purchased from either the Snohomish Mitigation Bank or the Skykomish Habitat Bank.
3. A building permit is required for construction of the single family residence.
4. An easement shall be recorded with Snohomish County Recorder’s office between the subject property owner and the adjacent property owner for the septic drain field prior to building permit issuance.
5. An easement shall be recorded with Snohomish County Recorder’s office between the subject property owner and the adjacent property owner for the shared driveway use prior to building permit issuance.
6. The disturbance limit line as shown on the footprint site plan (Exhibit 13) delineates where all improvements may be constructed.
7. No grading activities or landscaping may take place or be placed outside of these limits, except with an approved vegetation or mitigation plan.
8. No structures, including fences and the foundation walls, may be constructed outside of these limits.
9. Utilities must be placed within the disturbance limit line or in the driveway access, or use alternative methods acceptable to the Public Works Director to bring the utilities through the non-disturbance area that do not require open excavation.
10. The Applicant, contractor and wetland specialist shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit prior to the start of construction or site improvements.
11. Lights shall be directed away from the wetland.
12. Grading around the house shall prevent channelized flow from lawns and dispersed into the buffer.
13. Best management practices shall be used to control the dust during construction.



RECEIVED
11/07/2019
CITY OF MONROE

13290 CHAIN LAKE ROAD DEVELOPMENT PROJECT NARRATIVE

The proposed development includes a single-family residence and associated infrastructure, such as driveway and septic system. With the proposed layout, impacts to the wetland have been avoided. The driveway and house have been situated as far from the wetland boundary as possible.

Wetland and buffer impacts were avoided by creating two easements with the adjacent property owner. One easement is for the septic drainfield and the other easement is for a shared driveway. By locating both the septic drainfield and driveway off-site, these features avoid impacts to the wetland and wetland buffer.

The City of Monroe has plans to improve Chain Lake Road; therefore, buffer averaging will not extend to the edge of the property (within 6 feet of the existing road right-of-way). If buffer averaging was implemented, the only location to increase the buffer is in the northern portion of the property, adjacent to Chain Lake Road. Increasing the buffer to the edge of the road right-of-way would pose an additional hardship to the City of Monroe because then the City of Monroe would be responsible for mitigating impacts to the expanded wetland buffer when they improve Chain Lake Road.

Since buffer impacts cannot be avoided or mitigated for on-site, the purchase of mitigation bank credits is proposed. The project proposes to use either the Snohomish Basin Mitigation Bank or the Skykomish Habitat Bank. The property is located within the service area of both banks, and both banks provide the functions lost by the fill of the wetlands. Functions provided by the bank were determined based on information from the mitigation banking instruments (Habitat Bank 2005, Skykomish 2006). Table 1 summarizes the functions provided by both mitigation banks relevant to the functions lost by buffer impacts. The functions provided by the mitigation banks are the same as the wetland buffer functions being lost by the proposed development.

Table 1. Bank Functions Relevant to Lost Functions

Bank	Sediment Trapping	Wildlife/Fish Habitat
Snohomish Basin Bank	✓	✓
Skykomish Habitat Bank	✓	✓

For direct impacts to wetland buffers, the mitigation ratio proposed for the purchase of credits is 1:1 and is the mitigation ratio agreed to for buffers by the Mitigation Banking Instruments (Habitat Bank 2005, Skykomish 2006). Credits will be purchased after permits are issued and before occupancy is allowed.

In addition to purchasing wetland buffer credits, the proposed project would also implement the following impact minimization measures listed in Monroe Municipal Code Table 20.05.080.2:

- Lights will be directed away from the wetland;
- Grading around the house will prevent channelized flow from lawns that otherwise would directly enter the buffer;
- Runoff from impervious surfaces and new lawns will be infiltrated and dispersed into buffer; and
- Best management practices will be used to control dust during construction.

REFERENCES

Habitat Bank (Habitat Bank LLC). 2005. Mitigation Banking Instrument: Snohomish Mitigation Bank.

<http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/pdf/MBI/snohomishbasin.pdf> (accessed February 13, 2017).

Skykomish (Skykomish Habitat LLC). 2006. Mitigation Banking Instrument: Skykomish Habitat Mitigation Bank.

<http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/sites/skykomish.html> (accessed February 13, 2017).



Community Development Permitting Division

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT FILE # RU2019-01
APPLICATION # 6261
SEPA #

RECEIVED
11/07/2019
CITY OF MONROE

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS
MONDAY - FRIDAY 8:00 - 12:00 / 1:00 - 5:00

Building Operations Fire Land Use
Commercial T/I, Demolition, Garage/Carport, Mechanical, New Construction, Plumbing, Racking, Residential Remodel, Sign, Other
Engineering Review, Fencing, Grading, Retaining wall, Rockery, Right-of-Way Disturbance, Special Flood Hazard Area, Utility Service, Other
Fire Alarm, Fire Sprinkler, High Piled Storage, Hood Suppression, Operational, Spray Booth, Tents & Canopies, Other
Accessory Dwelling Unit, Boundary Line Adjustment /Lot Consolidation, Conditional/Special Use, Land Clearing/Forest Practices, Planned Residential Development, Shoreline Permit, Short Plat, Subdivision/Plat, Variance, Other

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 13290 Chain Lake Road
Size of site (acre/square feet): 1.31 acres
Assessor's Tax Parcel Number (14 digits): 28073100200200

Applicant: Michael Suschik Phone # (206) 930-4616
*Signature: [Signature] Printed Name: Michael Suschik
Mailing Address: 13232 Chain Lk Rd Fax # ()
City Monroe State WA Zip 98272 E-mail msuschik@hotmail.com

Property Owner: same as applicant Phone # ()
**Signature: [Signature] Printed Name:
Mailing Address: Fax # ()
City State Zip E-mail

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.
**Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

City of Monroe
Land Use Permit Application- Page 2



Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Detailed Description of work:

Development of a single-family residence and associated infrastructure. A majority of the property is encumbered by a wetland and it's 80-foot buffer. To avoid impacts as much as possible, the septic drainfield and driveway will be located off-site. Impacts to wetland buffers will be mitigated through purchasing wetland bank credits.

FOR OFFICE USE ONLY

Planning Application Fee: _____ Publication Fee: _____
Fire Plan Check Fee: _____ Mailing Fee: _____
SEPA Fee: _____ Technology Fee: _____

Hearing Examiner Deposit required (\$2,500.00):
Consultant review fee (if applicable) – Deposit for estimated cost + 10% Admin fee:

TOTAL FEES: _____



**Community Development
Permitting Division**

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT FILE # VR2019-01
APPLICATION # 6260
SEPA # _____

RECEIVED
11/07/2019
CITY OF MONROE

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS
MONDAY – FRIDAY 8:00 – 12:00 / 1:00 – 5:00

<u>Building</u>	<u>Operations</u>	<u>Fire</u>	<u>Land Use</u>
<input type="checkbox"/> Commercial T/I	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fencing	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Grading	<input type="checkbox"/> High Piled Storage	<input type="checkbox"/> Conditional/Special Use
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Retaining wall	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Land Clearing/Forest Practices
<input type="checkbox"/> New Construction (Commercial/Residential)	<input type="checkbox"/> Rockery	<input type="checkbox"/> Operational	<input type="checkbox"/> Planned Residential Development
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Right-of-Way Disturbance	<input type="checkbox"/> Spray Booth	<input type="checkbox"/> Shoreline Permit
<input type="checkbox"/> Racking	<input type="checkbox"/> Special Flood Hazard Area	<input type="checkbox"/> Tents & Canopies	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Residential Remodel	<input type="checkbox"/> Utility Service	<input type="checkbox"/> Other _____	<input type="checkbox"/> Subdivision/Plat
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____		<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Other _____			<input type="checkbox"/> Other _____

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 13290 Chain Lake Rd, Monroe, WA 98272
Size of site (acre/square feet): 1.31 acres
Assessor's Tax Parcel Number (14 digits): 28073100200200

Applicant: Michael Suschik Phone # (206) 930-4616
*Signature: [Signature] Printed Name: Michael Suschik
Mailing Address: 13232 Chain Lk Rd, Fax # () _____
City Monroe State WA Zip 98272 E-mail msuschik@hotmail.com
Property Owner: (same as above) Phone # () _____
**Signature: [Signature] Printed Name: _____
Mailing Address: _____ Fax # () _____
City _____ State _____ Zip _____ E-mail _____

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.
**Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

City of Monroe
Land Use Permit Application- Page 2



Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Detailed Description of work:

Development of a single-family residence, and associated infrastructure. A majority of the property is encumbered by a wetland and it's 80-foot buffer. To avoid impacts as much as possible, the septic drainfield and driveway will be located off-site. Impacts to wetland buffers will be mitigated through purchasing wetland bank credits.

FOR OFFICE USE ONLY

Planning Application Fee: _____	Publication Fee: _____
Fire Plan Check Fee: _____	Mailing Fee: _____
SEPA Fee: _____	Technology Fee: _____
TOTAL FEES: _____	

13290 CHAIN LAKE ROAD PROPOSED DEVELOPMENT COMPLIANCE WITH REASONABLE USE CRITERIA

According to MMC 22.80.50(C)2, development of the property may be allowed if consistent with the general purpose of MMC 22.80 and the public interest; provided that the hearing examiner, after a public hearing, finds the extent consistent with the constitutional rights of the applicant. The following are the criteria stipulated in MMC 22.80.50(C)2 followed by how the project complies with the criteria:

- a. This chapter would otherwise deny all reasonable use of the property.

Due to the shape of the parcel and the location of the wetland and associated buffer, the site is almost completely encumbered by critical areas. Compliance with MMC 22 would deny reasonable use of the property.

- b. There is no other reasonable use consistent with the underlying zoning of the property that has less impact on the critical area and/or critical area buffer.

The underlying zoning is R4. Based on an R4 zoning, 4 single-family residences could be built on the property. The proposed development of 1 single-family residence has less impact on the critical area and/or critical area buffer.

- c. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.

The development of a single-family residence is consistent with the adjacent land use and does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.

- d. Any alteration is the minimal necessary to allow for reasonable use of the property.

Impacts to the wetland have been avoided. Impacts to the wetland buffer have been avoided to the maximum extent by placing the septic drainfield and a majority of the driveway located off-site, outside of the 80-foot standard buffer. Therefore, the proposed development is the minimum necessary to allow for reasonable use of the property.

- e. The inability of the applicant to derive reasonable use of the property is not the result of the actions by the applicant after the effective date of the ordinance codified on this chapter or predecessor.

The inability of the applicant to derive reasonable use of the property is not the result of the actions by the applicant after the effective date of the ordinance codified on this chapter or predecessor. The property is vacant land and no action (e.g., clearing or grading) has occurred

on the property, other than mowing, which has been occurring on the property for numerous years.

- f. The applicant may only apply for a reasonable use exception under this subsection if the applicant has also applied for a variance pursuant to MCC 22.66.

A variance will be applied for as part of the submittal package.

13290 CHAIN LAKE ROAD DEVELOPMENT VARIANCE CRITERIA

According to Monroe Municipal Code Chapter 18.98 (Variance Permits), no variance may be approved unless all of the following findings can be met. How the project meets each finding is described below the finding description.

Special Circumstance: The variance shall not constitute a grant of special privilege inconsistent with the uses of other properties in the vicinity and in the same zone in which the property on behalf of which the application was filed is located;

The property is zoned R4 (4 residential units per acre). The proposed development and variance request is for 1 single-family residence. Thus, the variance does not constitute a grant of special privilege inconsistent with the uses of other properties in the vicinity and in the same zone in which the property on behalf of which the application was filed is located.

Privileges: The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property in order to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

The variance is necessary because of the shape of the parcel in relation to the location and category of the wetland and associated buffer. The wetland is a Category III wetland with a standard 80-foot buffer. The wetland is long in shape and located in the center of the property. Thus, the wetland and associated 80-foot buffer almost completely encumbers the property. Reducing the buffer by 25% (to 60 feet), as allowed under MMC 22, the site is still significantly encumbered. Compliance with MMC 22 would deny reasonable use of the property.

Detrimental: Granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;

The development of a single-family residence is consistent with the underlying zoning and the adjacent land use. The development would not pose an unreasonable threat to the public health, safety, or welfare on or off the property.

Comprehensive Plan: The authorization of such variance will not adversely affect the implementation of the comprehensive plan; and

The Comprehensive Plan designates the parcel and surrounding area as low density single-family residences. The proposed development is for 1 single-family residence on a 1.15-acre lot; thus the proposed development meets the Comprehensive Plan designation and will not adversely affect the implementation of the Comprehensive Plan.

Property Rights: The granting of such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same zone or vicinity.

The property and surrounding land use is single-family residences. The variance is necessary for the applicant to preserve and enjoy the same land use (i.e., single-family residence) currently possessed by the owners of other properties in the same zone or vicinity.



November 21, 2019

Michael Suschik
13232 Chain Lake Rd
Monroe, WA 98272

RE: Notice of Complete Application for Suschik Reasonable Use and Variance

File No. RU2019-01 and VR2019-01

Dear Mr. Suschik,

Your land use permit application which was submitted to the City of Monroe on November 7, 2019 for reasonable use and a variance has been determined **COMPLETE** as of **November 21, 2019**. A complete application is not an approved application. A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 22.84.040.G.4. If you have any questions and/or wish to discuss any portion of the enclosure of your application, please feel free to contact me at (360) 863-4533 or abright@monroewa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Amy Bright".

Amy Bright
Associate Planner

Cc: File



City of Monroe
 806 West Main Street, Monroe, WA 98272
 Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Reasonable Use Exception and a Variance from the required setbacks from a wetland as described below:

PROJECT NAME: Suschik Reasonable Use Exception and Variance

PROJECT FILE#: RU2019-01, VR2019-01 and SEPA201-18

APPLICANT/OWNER: Michael Suschik, 13232 Chain Lake Rd, Monroe, WA 98272, 260-930-4616

PROJECT LOCATION: The site is located at 13290 Chain Lake Road, Monroe, Washington, 98272, in a portion of the N ½ of the NE ¼ of the NW ¼ of Section 31, Township 28, and Range 07 E. W.M. Snohomish County Tax Parcel Number(s): 28073100200200.

PROJECT DESCRIPTION: The applicant is requesting a reasonable use exception and variance to construct a 2200 square foot single family residence and associated infrastructure on the southern portion of 13290 Chain Lake Road. The site is a 1.31 acre property. The existing land is encumbered by wetlands and associated buffers making the southern portion of the parcel the only available area to construct a residence. Approximately 7,000 square feet of the buffer associated with on-site wetlands will be impacted. Direct impacts to the wetland buffers are proposed to be mitigated by the purchase of mitigation bank credits.

STUDIES AND/OR ENVIRONMENTAL: Drainage Report, Environmental Checklist, Site Plan Review. Environmental documents include a SEPA environmental checklist submitted for review and threshold determination.

OTHER ASSOCIATED PERMITS: Site Plan Review, Environmental Review, Building Permit.

APPLICATION DATE: November 7, 2019

NOTICE OF COMPLETE APPLICATION: November 21, 2019

DATE OF NOTICE OF APPLICATION: November 25, 2019

COMMENT PERIOD: Submit written comments on or before 5 p.m., December 9, 2019. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at <http://www.monroewa.gov/874/Suschik-Reasonable-Use-Exception-Varianc>.

A decision on the application will be made within one hundred twenty (120) days of the date of the letter of completeness.

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH882385 RU2019-01 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/25/2019 and ending on 11/25/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$65.25.

Dicy Sheppard

Subscribed and sworn before me on this

25th day of November,

2019.



Linda Phillips

Notary Public in and for the State of Washington.

CITY OF MONROE, WASHINGTON
NOTICE OF LAND USE APPLICATION

NOTICE is hereby given that the City of Monroe has received an application for a Reasonable Use, Exception and a Variance from the required setbacks from a wetland as described below:
PROJECT NAME: Suschik Reasonable Use, Exception and Variance
PROJECT FILE#: RU2019-01, VR2019-01 and SEPA2019-18
APPLICANT/OWNER: Michael Suschik, 13232 Chain Lake Rd, Monroe, WA 98272, 260-930-4616.
PROJECT LOCATION: The site is located at 13290 Chain Lake Road, Monroe, Washington, 98272, in a portion of the N 1/2 of the NE 1/4 of the NW 1/4 of Section 31, Township 28, and Range 07 E. W.M. Snohomish County Tax Parcel Number(s): 28073100200200.
PROJECT DESCRIPTION: The applicant is requesting a reasonable use exception and variance to construct a 2200 square foot single family residence and associated infrastructure on the southern portion of 13290 Chain Lake Road. The site is a 1.31 acre property. The existing land is encumbered by wetlands and associated buffers making the southern portion of the parcel the only available area to construct a residence. Approximately 7,000 square feet of the buffer associated with on-site wetlands will be impacted. Direct impacts to the wetland buffers are proposed to be mitigated by the purchase of mitigation bank credits.
STUDIES AND/OR ENVIRONMENTAL: Drainage Report, Environmental Checklist, Site Plan Review. Environmental documents include a SEPA environmental checklist submitted for review and threshold determination.
OTHER ASSOCIATED PERMITS: Site Plan Review, Environmental Review, Building Permit.
APPLICATION DATE: November 7, 2019
NOTICE OF COMPLETE APPLICATION: November 21, 2019
DATE OF NOTICE OF APPLICATION: November 25, 2019
COMMENT PERIOD: Submit written comments on or before 5 p.m., December 9, 2019. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.
PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.
STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov. All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at <http://www.monroewa.gov/874/Suschik-Reasonable-Use-Exception-Varianc>. A decision on the application will be made within one hundred twenty (120) days of the date of the letter of completeness.
Published: November 25, 2019. EDH882385



AFFIDAVIT OF MAILING NOTICE OF APPLICATION

STATE OF WASHINGTON)

13290 Chain Lake Rd. Monroe WA 98272
Address

COUNTY OF SNOHOMISH)

Suschik Reasonable Use / Variance RU2019-01/VR2019-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on the 22nd day of November, 2019, I made application with Click2Mail to mail on Saturday, November 23rd, 2019 a copy with prepaid postage of the Notice of Application for the Suschik Reasonable Use/Variance permit. Attached is a list of names and addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed

Kim Shaw

Date

11/22/2019

NAME	ADDRESS	CITY	STATE	ZIP
ANITA AND ALEXANDER ROMANYUK	13232 CHAIN LAKE ROAD	MONROE	WA	98272
BRANDON AND RACHEL SPRINGER	13108 199TH DRIVE SE	MONROE	WA	98272
BRETT AND TARA WALSH	13105 BROWN ROAD	MONROE	WA	98272
BRIAN AND BRITTANY ZINSER	19912 131ST STREET SE	MONROE	WA	98272
BRIAN AND LINDA GRANT	13304 CHAIN LAKE ROAD	MONROE	WA	98272
BRYAN AND BRIDGET JAMES	13579 199TH AVENUE SE	MONROE	WA	98272
CITY OF MONROE	806 W. MAIN ST.	MONROE	WA	98272
DEBORAH AND DALE SEVERSON	19835 135TH STREET SE	MONROE	WA	98272
EAGLESONG GARDENER	13111 BROWN ROAD	MONROE	WA	98272
GARIBALDI LAKE, LLC	13424 CHAIN LAKE ROAD	MONROE	WA	98272
GEORGIY AND SVETLANA DEGTYAREV	19844 135TH STREET SE	MONROE	WA	98272
GLENNA WATSON	19890 135TH STREET SE	MONROE	WA	98272
JEFFERY AND DEBORAH HELMAN	19862 135TH STREET SE	MONROE	WA	98272
JEFFREY SHAW	19885 136TH PLACE SE	MONROE	WA	98272
JESSICA AND ERIC GILLON	13230 CHAIN LAKE ROAD	MONROE	WA	98272
JON PETEK	19920 131ST STREET SE	MONROE	WA	98272
JOSEPH KORSLUND	13414 CHAIN LAKE ROAD	MONROE	WA	98272
KESTREL RIDGE 27, LLC	13217 CHAIN LAKE ROAD	MONROE	WA	98272
KESTREL RIDGE 27, LLC	13305 CHAIN LAKE ROAD	MONROE	WA	98272
KHALID NASIN	19876 135TH STREET SE	MONROE	WA	98272
LARRY AND VERNA KORSLUND	13410 CHAIN LAKE ROAD	MONROE	WA	98272
MAINVUE WA, LLC	13107 197TH AVENUE SE	MONROE	WA	98272
MAINVUE WA, LLC	13202 CHAIN LAKE ROAD	MONROE	WA	98272
MAKSYM PETROV AND KSENIYA SAVVA	13593 199TH AVENUE SE	MONROE	WA	98272
MASIULLAH AND AYESHA BHURGRI	13547 199TH AVENUE SE	MONROE	WA	98272
MICHAEL AND TAMARA SUSCHIK	13290 CHAIN LAKE ROAD	MONROE	WA	98272
NELSON BRIDWELL AND ROBIN DARBY-BRIDWELL	19869 136TH PLACE SE	MONROE	WA	98272
RANDEN AND PAULA HENDRICKS	13205 CHAIN LAKE ROAD	MONROE	WA	98272
RICHARD GRIFFIN	13305 CHAIN LAKE ROAD	MONROE	WA	98272
SHAWN LARSON	20012 131ST STREET SE	MONROE	WA	98272
STEVEN AND HSIAOFANG MACDONALD	13565 199TH AVENUE SE	MONROE	WA	98272
STEVEN AND LISA BILLINGS	19916 131ST STREET SE	MONROE	WA	98272
TAYLOR AND KRISTIN NIEHUES	12911 CHAIN LAKE ROAD	MONROE	WA	98272
TIMOTHY AND CHERYL MADDEX	13316 CHAIN LAKE ROAD	MONROE	WA	98272



AFFIDAVIT OF POSTING NOTICE OF APPLICATION

STATE OF WASHINGTON) 13290 Chain Lake Rd Monroe, WA 98272
Address

COUNTY OF SNOHOMISH) Suschik Reasonable Use Exception and Variance -
RU2019-01 & VR2019-01
Application Name and File #

I, Leigh Anne Barr (print name) being first duly sworn on oath, depose and say:
That on the 25th day of November, 2019, I posted 1 notice in the City Hall lobby
and Emailed 1 notice to the Monroe Public Library for the Suschik Reasonable Use
Exemption and Variance and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the
foregoing is true and correct.

L. Barr
Signed

11/25/19
Date



AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON) 13290 Chain Lake Rd, Monroe WA 98272
Address

COUNTY OF SNOHOMISH) Suschik Reasonable Use & Variance -
RU2019-01 & VR2019-01
Application Name and File #

I, John Axtman (print name) being first duly sworn on oath, depose and say: That on the 25th day of November, 2019, I posted one sign for the Notice of Application for the Suschik Reasonable Use and Variance Permit on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

John Axtman
Signed _____ Date 11-25-19



City of Monroe
 806 West Main Street, Monroe, WA 98272
 Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a **PUBLIC HEARING** is scheduled to be held **Thursday, February 27, 2020 at 10:00 a.m.** by the City of Monroe **Hearing Examiner** in the Council Chambers at City Hall, 806 West Main Street, Monroe, WA on the proposed **Reasonable Use Exception and Variance** from the required setbacks from a wetland as described below:

PROJECT NAME: Suschik Reasonable Use Exception and Variance

PROJECT FILE#: RU2019-01, VR2019-01 and SEPA201-18

APPLICANT/OWNER: Michael Suschik, 13232 Chain Lake Rd, Monroe, WA 98272,
 260-930-4616

PROJECT LOCATION: The site is located at 13290 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 28073100200200.

PROJECT DESCRIPTION: The applicant is requesting a reasonable use exception and variance to construct a 2200 square foot single family residence and associated infrastructure on the southern portion of 13290 Chain Lake Road. The site is a 1.31 acre property. The existing land is encumbered by wetlands and associated buffers making the southern portion of the parcel the only available area to construct a residence. Approximately 7,000 square feet of the buffer associated with on-site wetlands will be impacted. Direct impacts to the wetland buffers are proposed to be mitigated by the purchase of mitigation bank credits.

PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above items or to provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. Per MMC 22.82.110 (D), the Hearing Examiner's decision shall become final and the Reasonable Use Exception and Variance permit shall be issued upon the terms and conditions prescribed by the Hearing Examiner, if no appeal is filed.

PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, excluding Holidays, at Monroe City Hall, 806 W Main St., Monroe WA or on the city's website at: <http://www.monroewa.gov/874/Suschik-Reasonable-Use-Exception-Variance>. A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost.

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.

Client	EDH103247 - City Of Monroe	Phone	(360) 794-7400		
Address	Attn: Kim Fogh, 806 W Main St	E-Mail	LABarr@monroewa.gov		
	Monroe, WA, 98272	Fax			
Order#	890653	Requested By	LEIGH ANNE BARR	Order Price	\$68.85
Classification	8901 - EDH-WIDE-Public Notices	PO #	RU2019-01	Tax 1	\$0.00
Start Date	02/13/2020	Created By	1751	Tax 2	\$0.00
End Date	02/13/2020	Creation Date	02/12/2020, 07:55:40 am	Total Net	\$68.85
Run Dates	2			Payment	\$0.00
Publication(s)	Everett Daily Herald, HeraldNet				
Sales Rep	1751 - Cedarquist, Karen	Phone	(425) 339-3089		
		E-Mail	kcedarquist@heraldnet.com		
		Fax	(425) 339-3438		

CITY OF MONROE, WASHINGTON
NOTICE OF PUBLIC HEARING

~~NOTICE is hereby given~~ NOTICE is hereby given that a PUBLIC HEARING is scheduled to be held Thursday, February 27, 2020 at 10:00 a.m. by the City of Monroe Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe, WA on the proposed Reasonable Use Exception and Variance from the required setbacks from a wetland as described below: PROJECT NAME: Suschik Reasonable Use Exception and Variance PROJECT FILE#: RU2019-01, VR2019-01 and ~~SEPA201-18~~ APPLICANT/OWNER: Michael Suschik, 13232 Chain Lake Rd, Monroe, WA 98272, 260-930-4616 PROJECT LOCATION: The site is located at 13290 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 28073100200200. PROJECT DESCRIPTION: The applicant is requesting a reasonable use exception and variance to construct a 2200 square foot single family residence and associated infrastructure on the southern portion of 13290 Chain Lake Road. The site is a 1.31 acre property. The existing land is encumbered by wetlands and associated buffers making the southern portion of the parcel the only available area to construct a residence. Approximately 7,000 square feet of the buffer associated with on-site wetlands will be impacted. Direct impacts to the wetland buffers are proposed to be mitigated by the purchase of mitigation bank credits. PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above items or to provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. Per MMC 22.82.110 (D), the Hearing Examiner's decision shall become final and the Reasonable Use Exception and Variance permit shall be issued upon the terms and conditions prescribed by the Hearing Examiner, if no appeal is filed. PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding Holidays, at Monroe City Hall, 806 W Main St., Monroe WA or on the city's website at:

<http://www.monroewa.gov/874/Suschik-Reasonable-Use-Exception-Varianc>

A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost. STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.
Published: February 13, 2020. EDH890653

2019-18



AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

13290 Chain Lake Rd, Monroe WA 98272
Address

COUNTY OF SNOHOMISH)

Suschik Reasonable Use & Variance -
RU2019-01 & VR2019-01
Application Name and File #

I, Leigh Anne Barr (print name) being first duly sworn on oath, depose and say:
That on the 11th day of February, 2020, I made application with Click2Mail to mail
on February 12th, 2020 a copy with prepaid postage of the **Notice of Public Hearing
for the Suschik Reasonable Use and Variance Permit.** Attached is a list of names and
addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the
foregoing is true and correct.

L. Barr
Signed

2/11/2020
Date

NAME	ADDRESS	CITY	STATE	ZIP
ANITA AND ALEXANDER ROMANYUK	13232 CHAIN LAKE ROAD	MONROE	WA	98272
BRANDON AND RACHEL SPRINGER	13108 199TH DRIVE SE	MONROE	WA	98272
BRETT AND TARA WALSH	13105 BROWN ROAD	MONROE	WA	98272
BRIAN AND BRITTANY ZINSER	19912 131ST STREET SE	MONROE	WA	98272
BRIAN AND LINDA GRANT	13304 CHAIN LAKE ROAD	MONROE	WA	98272
BRYAN AND BRIDGET JAMES	13579 199TH AVENUE SE	MONROE	WA	98272
CITY OF MONROE	806 W. MAIN ST.	MONROE	WA	98272
DEBORAH AND DALE SEVERSON	19835 135TH STREET SE	MONROE	WA	98272
EAGLESONG GARDENER	13111 BROWN ROAD	MONROE	WA	98272
GARIBALDI LAKE, LLC	13424 CHAIN LAKE ROAD	MONROE	WA	98272
GEORGIY AND SVETLANA DEGTYAREV	19844 135TH STREET SE	MONROE	WA	98272
GLENNA WATSON	19890 135TH STREET SE	MONROE	WA	98272
JEFFERY AND DEBORAH HELMAN	19862 135TH STREET SE	MONROE	WA	98272
JEFFREY SHAW	19885 136TH PLACE SE	MONROE	WA	98272
JESSICA AND ERIC GILLON	13230 CHAIN LAKE ROAD	MONROE	WA	98272
JON PETEK	19920 131ST STREET SE	MONROE	WA	98272
JOSEPH KORSLUND	13414 CHAIN LAKE ROAD	MONROE	WA	98272
KESTREL RIDGE 27, LLC	13217 CHAIN LAKE ROAD	MONROE	WA	98272
KESTREL RIDGE 27, LLC	13305 CHAIN LAKE ROAD	MONROE	WA	98272
KHALID NASIN	19876 135TH STREET SE	MONROE	WA	98272
LARRY AND VERNA KORSLUND	13410 CHAIN LAKE ROAD	MONROE	WA	98272
MAINVUE WA, LLC	13107 197TH AVENUE SE	MONROE	WA	98272
MAINVUE WA, LLC	13202 CHAIN LAKE ROAD	MONROE	WA	98272
MAKSYM PETROV AND KSENIYA SAVVA	13593 199TH AVENUE SE	MONROE	WA	98272
MASIULLAH AND AYESHA BHURGRI	13547 199TH AVENUE SE	MONROE	WA	98272
MICHAEL AND TAMARA SUSCHIK	13290 CHAIN LAKE ROAD	MONROE	WA	98272
NELSON BRIDWELL AND ROBIN DARBY-BRIDWELL	19869 136TH PLACE SE	MONROE	WA	98272
RANDEN AND PAULA HENDRICKS	13205 CHAIN LAKE ROAD	MONROE	WA	98272
RICHARD GRIFFIN	13305 CHAIN LAKE ROAD	MONROE	WA	98272
SHAWN LARSON	20012 131ST STREET SE	MONROE	WA	98272
STEVEN AND HSIAOFANG MACDONALD	13565 199TH AVENUE SE	MONROE	WA	98272
STEVEN AND LISA BILLINGS	19916 131ST STREET SE	MONROE	WA	98272
TAYLOR AND KRISTIN NIEHUES	12911 CHAIN LAKE ROAD	MONROE	WA	98272
TIMOTHY AND CHERYL MADDEX	13316 CHAIN LAKE ROAD	MONROE	WA	98272



AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON) 13290 Chain Lake Rd Monroe, WA 98272
Address

COUNTY OF SNOHOMISH) Suschik Reasonable Use Exception and Variance -
RU2019-01 & VR2019-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say:
That on the 13 day of February, 2020, I posted 1 notice in the City Hall lobby
and Emailed 1 notice to the Monroe Public Library for the Suschik Reasonable Use
Exemption and Variance and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the
foregoing is true and correct.

Kim Shaw
Signed

2/13/2020
Date

From: Kim Shaw
To: "pspirito@sno-isle.org"; "lanthony@sno-isle.org"
Cc: [Kim Shaw](#)
Subject: Notice of Public Hearings
Date: Thursday, February 13, 2020 10:09:57 AM
Attachments: [NOPH.pdf](#)
[NOPH.pdf](#)

Good morning!

Please see the attached Notices of Public Hearings for Blueberry Meadows Preliminary Plat and Suschik Reasonable Use for posting in your lobby, effective February 13, 2020. If you have any questions please feel free to call me.

Thank you,
Kim



Kim Shaw, CPT | Land Use Permit Supervisor
806 West Main Street | Monroe, WA 98272
360-863-4532 | kshaw@monroewa.gov

NOTE: This email is considered a public record and may be subject to public disclosure.



AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON) 13290 Chain Lake Rd, Monroe WA 98272
Address

COUNTY OF SNOHOMISH) Suschik Reasonable Use & Variance -
RU2019-01 & VR2019-01
Application Name and File #

I, Marion Anderson (print name) being first duly sworn on oath, depose and say: That on the 13th day of February, 2020, I posted one sign for the Notice of Public Hearing for the Suschik Reasonable Use and Variance Permit on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.


Signed

2/13/20
Date

RECEIVED
11/07/2019
CITY OF MONROE



Chain Lake Road CRITICAL AREAS STUDY

Prepared for:

Michael Suschik
September 3, 2019



Chain Lake Road CRITICAL AREAS STUDY

Prepared for:

Michael Suschik
13232 Chain Lake Road
Monroe, WA 98272

Authored by:

Kerrie McArthur, PWS
Confluence Environmental Company

September 3, 2019

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	METHODS	1
2.1	Desktop Analysis	1
2.2	Wetlands	3
3.0	RESULTS	3
3.1	General Site Description	3
3.2	Test Plots	4
3.3	Wetlands	7
4.0	REGULATORY IMPLICATIONS	8
5.0	PROPOSED DEVELOPMENT	10
6.0	REASONABLE USE CRITERIA	10
7.0	IMPACT ASSESSMENT AND MITIGATION	11
8.0	REFERENCES	14

TABLES

Table 1.	Wetland Summary	8
Table 2.	Bank Functions Relevant to Lost Functions	12

FIGURES

Figure 1.	Project Area	2
Figure 2.	Test Plots and Wetland Boundary	5
Figure 3.	Wetland Buffer	9
Figure 4.	Proposed Development Footprint and Wetland Buffer Impacts	13

APPENDICES

- Appendix A - GIS Database Search Results
- Appendix B - Delineation Methods
- Appendix C - Wetland Delineation Data Forms
- Appendix D - Wetland Rating Forms
- Appendix E - Site Photographs

1.0 INTRODUCTION

On January 22, 2018, Confluence Environmental Company (Confluence) conducted a site visit at the property just west of 13304 Chain Lake Road, Monroe, Washington (tax parcel 28073100200200) (Figure 1). The purpose of the site visit was to determine the presence and extent of critical areas on and adjacent to the property. The effort focused on wetlands. Critical areas such as erosion hazard areas, steep slopes, and landslide hazard areas were not evaluated in this study. This report discusses the results of the site visit, the proposed development of the property, proposed mitigation, and a request for reasonable use, as allowed under Monroe Municipal Code (MMC).

The site is currently undeveloped and consists of mainly lawn and reed canarygrass (*Phalaris arundinacea*). The neighboring parcels to the east and west are both single-family residential properties.

2.0 METHODS

Confluence conducted a wetland delineation on the property. This section describes the methods used to identify the presence or absence of wetlands and delineate the wetland boundary.

2.1 Desktop Analysis

Confluence evaluated the parcel for the presence of critical areas using available GIS databases. The following databases were reviewed:

- City of Monroe (City of Monroe 2008),
- Snohomish County (Snohomish County 2018),
- National Wetland Inventory (NWI) (USFWS 1981),
- Soil Survey (USDA NRCS 2018a),
- SalmonScape (WDFW 2018a),
- Priority Habitat and Species (WDFW 2018b),
- Department of Natural Resources Water Type GIS (DNR 2018).

Results of the GIS database searches are in Appendix A.

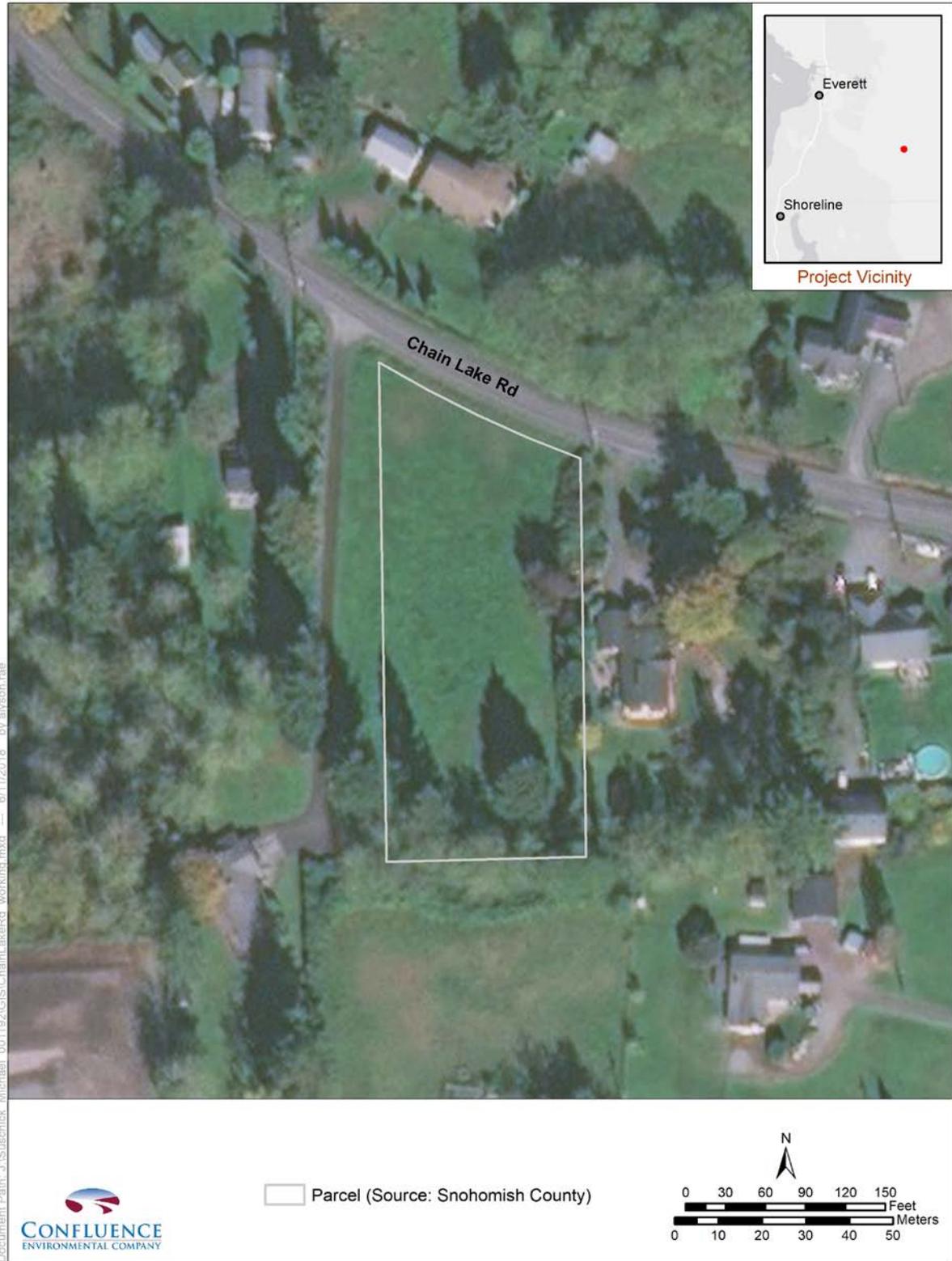


Figure 1. Project Area

2.2 Wetlands

2.2.1 *Wetland Identification and Delineation*

Confluence used the methods described by the U.S. Army Corps of Engineers (Corps) in the *Corps of Engineers Wetland Delineation Manual* (Corps 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Regional Supplement; Corps 2010) to delineate wetland boundaries. The Corps usually requires that the following three characteristics be present for an area to be identified as a wetland: (1) hydrophytic vegetation, (2) hydric soil, and (3) wetland hydrology. Each criterion has a number of indicators by which it can be determined to satisfy the standard. The indicators were established so that if an area was wetland, sufficient indicators would be observed at any time of the year, including the driest months. Since “normal circumstances,” as defined by the Corps (1987), exist on the site, all three criteria must be present for an area to be determined a wetland. A more detailed description of delineation methodology is in Appendix B. Wetland delineation data forms are in Appendix C.

For wetland located offsite, Confluence modified the methods described by the Corps (Corps 1987, 2010) The modified method identifies the presence or absence of visual wetland indicators. If hydrophytic vegetation was dominant and visual indicators of wetland hydrology were observed, then hydric soils were assumed to be present.

The PLANTS Database (USDA NRCS 2018b) was used for scientific names and the 2016 National Wetland Plant List (Lichvar et al. 2016) was used to determine the wetland indicator status of plants.

2.2.2 *Wetland Rating*

Confluence determined wetland ratings using the Washington State Wetland Rating System for Western Washington (Hruby 2014) to assess the resource value of the wetlands identified on the site. This rating system is based on the wetland functions and values, sensitivity to disturbance, rarity, and irreplaceability. Wetland rating forms are in Appendix D.

Confluence also determined the wetland rating using MMC 18.02.230, as recommended by City planners during a meeting on April 1, 2019.

3.0 RESULTS

3.1 General Site Description

Available GIS databases were searched for the documented presence of wetlands, hydric soils, streams, lakes, or species listed under the Endangered Species Act as threatened or endangered (“listed species”). Results of the GIS databases searched are in Appendix A. In summary, a

wetland inventory number was assigned to the site according to a City of Monroe critical areas and buffers map (City of Monroe 2008). No other critical areas were mapped on or near the project site according to searched databases.

The site is a 1.15-acre, undeveloped property covered in reed canarygrass and lawn. A small circular area of ponded water was present in the central portion of the property at the time of the site visit. The property has a slight slope to the east but is relatively flat.

Photographs of the site are in Appendix E.

3.2 Test Plots

During the site visit, 8 test plots were established in both uplands and wetlands. Test plots are shown in Figure 2. The locations of the test plots were based on the presence of visual wetland indicators, such as wetland vegetation or evidence of standing water, or were chosen to represent vegetative communities on the property. Test plot summaries are detailed below. Appendix B provides explanation of technical terms.

Test Plot 1 (TP-1) was located in the central portion of the property, in an area dominated by wetland vegetation and near an area of ponded water. Dominant vegetation in TP-1 included reed canarygrass and creeping buttercup (*Ranunculus repens*). Vegetation within TP-1 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-3 inches) was a dark brown (10YR 3/3) silty loam with gravel. Soil in the second layer (3-8 inches) was a grayish brown (10YR 4/2) loam with 15 percent yellowish brown (10YR 5/6) redox concentrations in the matrix. Soil in the third layer (8-12 inches) was a black (10YR 2/1) silty loam with gravel and charcoal. Soil in the fourth layer (12-15 inches) was a dark yellowish brown (10YR 3/4) silty loam with gravel and 5 percent brown (7.5YR 4/4) redox concentrations in the matrix. Soils met the Depleted Matrix (F3) hydric soil indicator; therefore, the hydric soil criterion was met. Two primary indicators – High Water Table (A2) and Saturation (A3) – were observed. The presence of at least one primary or two secondary indicators meets the wetland hydrology criterion. Since TP-1 met all three criteria, the area represented by TP-1 is a wetland, identified as Wetland A.

TP-2 was located in the central portion of the property, just west of TP-1 in an area of creeping buttercup, reed canarygrass, soft rush (*Juncus effusus*), and lawn. Vegetation within TP-2 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-3 inches) was a dark brown (10YR 3/3) silty loam. Soil in the second layer (3-10 inches) was a dark grayish brown (10YR 4/2) loam with 15 percent yellowish brown (10YR 5/6) redox concentrations in the matrix. Soils met the Depleted Matrix (F3) hydric soil indicator; therefore, the hydric soil criterion was met. No primary or secondary wetland hydrology indicators were observed; thus, the wetland hydrology criterion was not met. Since TP-2 did not meet all three criteria, the area represented by TP-2 is not a wetland. TP-2 represents the transition zone



Figure 2. Test Plots and Wetland Boundary

between upland and Wetland A and the western boundary of the wetland.

TP-3 was located north of TP-2 in an area dominated by reed canarygrass and creeping buttercup. Vegetation within TP-3 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-6 inches) was a brown (10YR 4/3) loam with gravel and charcoal. Soil in the second layer (6-10 inches) was a grayish brown (2.5Y 5/2) sandy loam and gravel with 20 percent strong brown (7.5YR 4/6) redox concentrations in the matrix and pore linings. Soil in the third layer (10-15 inches) was a very dark brown (10YR 2/2) loam. Soil in the fourth layer (15-17 inches) was a grayish brown (2.5Y 5/2) sandy loam and gravel with 20 percent strong brown (7.5YR 4/6) redox concentrations in the matrix. Soils met the Depleted Matrix (F3) hydric soil indicator; therefore, the hydric soil criterion was met. No primary or secondary wetland hydrology indicators were observed; thus, the wetland hydrology criterion was not met. Since TP-3 did not meet all three criteria, the area represented by TP-3 is transition zone. TP-3 represents upland on the western edge of Wetland A.

TP-4 was located in the central portion of the property, north of TP-1. Dominant vegetation consisted of reed canarygrass and American purple vetch (*Vicia americana*). Vegetation within TP-4 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-4 inches) was a dark brown (10YR 3/3) silty loam with gravel. Soil in the second layer (4-11 inches) was a dark grayish brown (10YR 4/2) loam and gravel with 15 percent yellowish brown (10YR 5/6) redox concentrations in the matrix. Soil in the third layer (11-17 inches) was a black (10YR 2/1) silty loam with charcoal. Soils met the Depleted Matrix (F3) hydric soil indicator; therefore, the hydric soil criterion was met. Two primary indicators – High Water Table (A2) and Saturation (A3) – were observed. The presence of at least one primary or two secondary indicators meets the wetland hydrology criterion. Since TP-4 met all three criteria, the area represented by TP-4 is included in Wetland A.

TP-5 was located in the eastern portion of the property, in an area dominated by creeping buttercup and lawn (assumed to be facultative). Vegetation within TP-5 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-8 inches) was a very dark grayish brown (10YR 3/2) silty loam with gravel. Soil in the second layer (8-15 inches) was a brown (10YR 4/3) silty loam and gravel with 1 percent strong brown (7.5YR 4/6) and 2 percent dark reddish brown (5YR 3/4) redox concentrations in the matrix. The soils did not meet any hydric soil indicator; therefore, the hydric soil criterion was not met. Two primary indicators – High Water Table (A2) and Saturation (A3) – were observed. The presence of at least one primary or two secondary indicators meets the wetland hydrology criterion. Since TP-5 did not meet all three criteria, the area represented by TP-5 is upland.

TP-6 was located southeast of the area of ponded water. Dominant vegetation consisted of creeping buttercup, lawn, and vetch. Vegetation within TP-6 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-3 inches) was a very

dark brown (10YR 2/2) loam with gravel. Soil in the second layer (3-16 inches) was a dark yellowish brown (10YR 4/4) silty loam and gravel with 2 percent dark reddish brown (5YR 3/4) redox concentrations in the matrix. The soils did not meet any hydric soil indicator; therefore, the hydric soil criterion was not met. Two primary indicators – High Water Table (A2) and Saturation (A3) – were observed. The presence of at least one primary or two secondary indicators meets the wetland hydrology criterion. Since TP-6 did not meet all three criteria, the area represented by TP-6 is upland.

TP-7 was located in the northern portion of the property in an area dominated by lawn, creeping buttercup, and velvet grass (*Holcus lanatus*). Vegetation within TP-7 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-4 inches) was a dark brown (10YR 3/3) loam. Soil in the second layer (4-15 inches) was a brown (10YR 4/3) loam. The soils did not meet any hydric soil indicator; therefore, the hydric soil criterion was not met. Two primary indicators – High Water Table (A2) and Saturation (A3) – were observed. The presence of at least one primary or two secondary indicators meets the wetland hydrology criterion. Since TP-7 did not meet all three criteria, the area represented by TP-7 is upland in the northern portion of the property.

TP-8 was located in the eastern portion of the property, in an area dominated by lawn, creeping buttercup, reed canarygrass, and velvet grass. Vegetation within TP-8 passed the Dominance Test and therefore meets the wetland vegetation criterion. Soil in the top layer (0-5 inches) was a black (10YR 2/1) silty loam with gravel. Soil in the second layer (5-9 inches) was a dark brown (10YR 3/3) silty loam with gravel. Soil in the third layer (9-16 inches) consisted of two matrix colors with 50 percent black (10YR 2/1) and 50 percent dark brown (10YR 3/3) silty loam with charcoal. The soils did not meet any hydric soil indicator; therefore, the hydric soil criterion was not met. Two primary indicators – High Water Table (A2) and Saturation (A3) – were observed. The presence of at least one primary or two secondary indicators meets the wetland hydrology criterion. Since TP-8 did not meet all three criteria, the area represented by TP-8 is upland in the eastern portion of the property.

3.3 Wetlands

TP-1 and TP-4 represented areas that met all three wetland criteria on the property. Wetlands identified and delineated on-site as well as wetlands identified in GIS databases within 200 feet are described in detail below, summarized in Table 1, and shown in Figure 2.

Table 1. Wetland Summary

Wetland Name	Cowardin Classification ¹	Size	Ecology Wetland Rating					Monroe Rating ²
			Water Quality	Hydrologic	Habitat	Total	Category	
Wetland A	Emergent	7,059 sq ft	7	5	4	17	III	III

NR – not rated

¹ FGDC 2013² Per MMC 18.02.230

Wetland A is located in the central portion of the property (Figure 2) and is 7,059 square feet in size. TP-1 and TP-4, described above, represent Wetland A. According to the Cowardin classification (FGDC 2013), Wetland A is a palustrine emergent wetland. Wetland A is dominated by reed canarygrass, creeping buttercup, and vetch. The boundary of Wetland A was determined by a vegetation shift from reed canarygrass to lawn, a minor topographic break, and change in soils. Soil probes were used throughout the property to assess soils and determine presence of hydrology to delineate the wetland boundary between test plot locations. Wetland A appeared to continue off-site to the east into the lawn of the adjacent single-family residential property. According to the 2014 Wetland Rating System (Hruby 2014), Wetland A was rated as a Category III wetland, with a water quality score of 6, hydrology score of 5, and habitat score of 4. According to MMC 18.02.230, Category III wetlands include wetlands that are hydrologically isolated, less than or equal to 1 acre in size, have only one wetland class (i.e., Cowardin classification), and are dominated (greater than 80% areal cover) by a single nonnative plant species (monotypic vegetation). Based on this definition, Wetland A meets the definition of Category III wetlands under MCC 18.02.230

4.0 REGULATORY IMPLICATIONS

According to MMC 20.05.080.D, the following standard buffers apply:

- Wetland A is a Category III wetland and has a standard buffer of 80 feet.

Figure 3 shows the wetlands and their standard buffers. Development within these buffers or within the critical areas themselves requires compliance with MMC.



-  Parcel (Source: Snohomish County)
-  Revised Wetland Boundary
-  Wetland Buffer (80 ft)

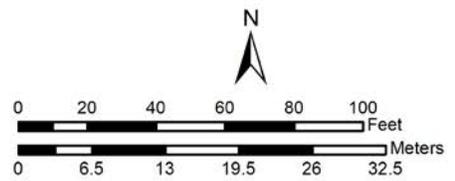


Figure 3. Wetland Buffer

5.0 PROPOSED DEVELOPMENT

The proposed development includes a single-family residence, and associated infrastructure, such as driveway and septic system. Figure 4 shows the development impact area for the proposed project. With the proposed layout, impacts to the wetland have been avoided. The driveway and house have been situated as far from the wetland boundary as possible.

However, since a majority of the property is encumbered by the wetland and its 80-foot buffer, impacts to wetland buffer cannot be avoided. Within the property, the 80-foot wetland buffer encompasses 33,459 square feet. Since the majority of the property is encumbered by critical areas, the application of MCC 22.80 would deny all reasonable use to the property. Therefore, development of the property with a single-family residence must use the Reasonable Use Exception, as allowed under MCC 22.80.50(C)2.

6.0 REASONABLE USE CRITERIA

According to MMC 22.80.50(C)2, development of the property may be allowed if consistent with the general purpose of MMC 22.80 and the public interest; provided that the hearing examiner, after a public hearing, finds the extent consistent with the constitutional rights of the applicant. The following are the criteria stipulated in MMC 22.80.50(C)2 followed by how the project complies with the criteria:

- a. This chapter would otherwise deny all reasonable use of the property.

Due to the shape of the parcel and the location of the wetland and associated buffer, the site is almost completely encumbered by critical areas. Compliance with MMC 22 would deny reasonable use of the property.

- b. There is no other reasonable use consistent with the underlying zoning of the property that has less impact on the critical area and/or critical area buffer.

The underlying zoning is R4. Based on an R4 zoning, 4 single-family residences could be built on the property. The proposed development of 1 single-family residence has less impact on the critical area and/or critical area buffer.

- c. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.

The development of a single-family residence is consistent with the adjacent land use and does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.

- d. Any alteration is the minimal necessary to allow for reasonable use of the property.

Impacts to the wetland have been avoided. Impacts to the wetland buffer have been avoided to the maximum extent by placing the septic drainfield and a majority of the driveway located off-site, outside of the 80-foot standard buffer. Therefore, the proposed development is the minimum necessary to allow for reasonable use of the property.

- e. The inability of the applicant to derive reasonable use of the property is not the result of the actions by the applicant after the effective date of the ordinance codified on this chapter or predecessor.

The inability of the applicant to derive reasonable use of the property is not the result of the actions by the applicant after the effective date of the ordinance codified on this chapter or predecessor. The property is vacant land and no action (e.g., clearing or grading) has occurred on the property, other than mowing, which has been occurring on the property for numerous years.

- f. The applicant may only apply for a reasonable use exception under this subsection if the applicant has also applied for a variance pursuant to MCC 22.66.

A variance will be applied for as part of the submittal package.

7.0 IMPACT ASSESSMENT AND MITIGATION

Wetland and buffer impacts were avoided by creating two easements with the adjacent property owner. One easement is for the septic drainfield and the other easement is for a shared driveway. By locating both the septic drainfield and driveway off-site, these features avoid impacts to the wetland and wetland buffer.

The City of Monroe has plans to improve Chain Lake Road; therefore, buffer averaging will not extend to the edge of the property (within 6 feet of the existing road right-of-way). If buffer averaging was implemented, the only location to increase the buffer is in the northern portion of the property, adjacent to Chain Lake Road, where road improvements would occur. Increasing the buffer to the edge of the road right-of-way would pose an additional hardship to the City of Monroe because then the City of Monroe would be responsible for mitigating impacts to the expanded wetland buffer when they improve Chain Lake Road.

Since buffer impacts cannot be avoided or mitigated for on-site, the purchase of mitigation bank credits is proposed. The project proposes to use either the Snohomish Basin Mitigation Bank or the Skykomish Habitat Bank. The property is located within the service area of both banks, and both banks provide the functions lost by the fill of the wetlands. Functions provided by the bank were determined based on information from the mitigation banking instruments (Habitat Bank 2005, Skykomish 2006). Table 2 summarizes the functions provided by both mitigation banks relevant to the functions lost by buffer impacts. The functions provided by the mitigation banks are the same as the wetland buffer functions being lost by the proposed development.

Table 2. Bank Functions Relevant to Lost Functions

Bank	Sediment Trapping	Wildlife/Fish Habitat
Snohomish Basin Bank	✓	✓
Skykomish Habitat Bank	✓	✓

For direct impacts to wetland buffers, the mitigation ratio proposed for the purchase of credits is 1:1 and is the mitigation ratio agreed to for buffers by the Mitigation Banking Instruments (Habitat Bank 2005, Skykomish 2006). Approximately 18,000 square feet of wetland buffer would be impacted; therefore, 18,000 square feet of buffer credits would be purchased. Credits will be purchased after permits are issued and before occupancy is allowed.

In addition to purchasing wetland buffer credits, the proposed project would also implement the following impact minimization measures listed in MMC Table 20.05.080.2:

- Lights will be directed away from the wetland;
- Grading around the house will prevent channelized flow from lawns that would otherwise directly enter the buffer;
- Runoff from impervious surfaces and new lawns will be infiltrated and dispersed into buffer; and
- Best management practices will be used to control dust during construction.

Figure 4 depicts the development footprint.



Figure 4. Proposed Development Footprint and Wetland Buffer Impacts

8.0 REFERENCES

- City of Monroe. 2008. Critical Areas and Buffers. City of Monroe, Monroe, Washington.
- Corps (U.S. Army Corps of Engineers). 1987. Corps of Engineers wetlands delineation manual. Corps Environmental Laboratory, Waterways Experiment Station, Vicksburg, Mississippi. Technical Report Y-87-1.
- Corps. 2010. Regional supplement to the Corps of Engineers wetland delineation manual: western mountains, valleys, and coast region. U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi. ERDC/EL TR-08-13.
- DNR (Washington Department of Natural Resources). 2018. Forest Practices Application Mapping Tool – Water Type. Available at: <https://fpamt.dnr.wa.gov/Default.aspx?maptheme=Water Type&extent=-14075891.546652225,5662006.460238658,-12800310.418629268,6327925.85065908> (accessed January 29, 2108).
- FGDC (Federal Geographic Data Committee). 2013. Classification of wetlands and deepwater habitats of the United States. Second Edition. Wetlands Subcommittee, Federal Data Committee and U.S. Fish and Wildlife Service, Publication FGDC-STD-004-2013, Washington, D.C.
- Habitat Bank (Habitat Bank LLC). 2005. Mitigation Banking Instrument: Snohomish Mitigation Bank. Available at: <http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/pdf/MBI/snohomishbasin.pdf> (accessed February 13, 2017).
- Hruby, T. 2014. Washington State wetland rating system for western Washington, 2014 update. Washington State Department of Ecology, Olympia. Publication # 14-06-029.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 wetland ratings. *Phytoneuron* 2016-30:1-17
- Skykomish (Skykomish Habitat LLC). 2006. Mitigation Banking Instrument: Skykomish Habitat Mitigation Bank. Available at: <http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/sites/skykomish.html> (accessed February 13, 2017).
- Snohomish County. 2018. PDS map portal. Snohomish County, Washington. Available at: <http://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal> (accessed on January 24, 2018).

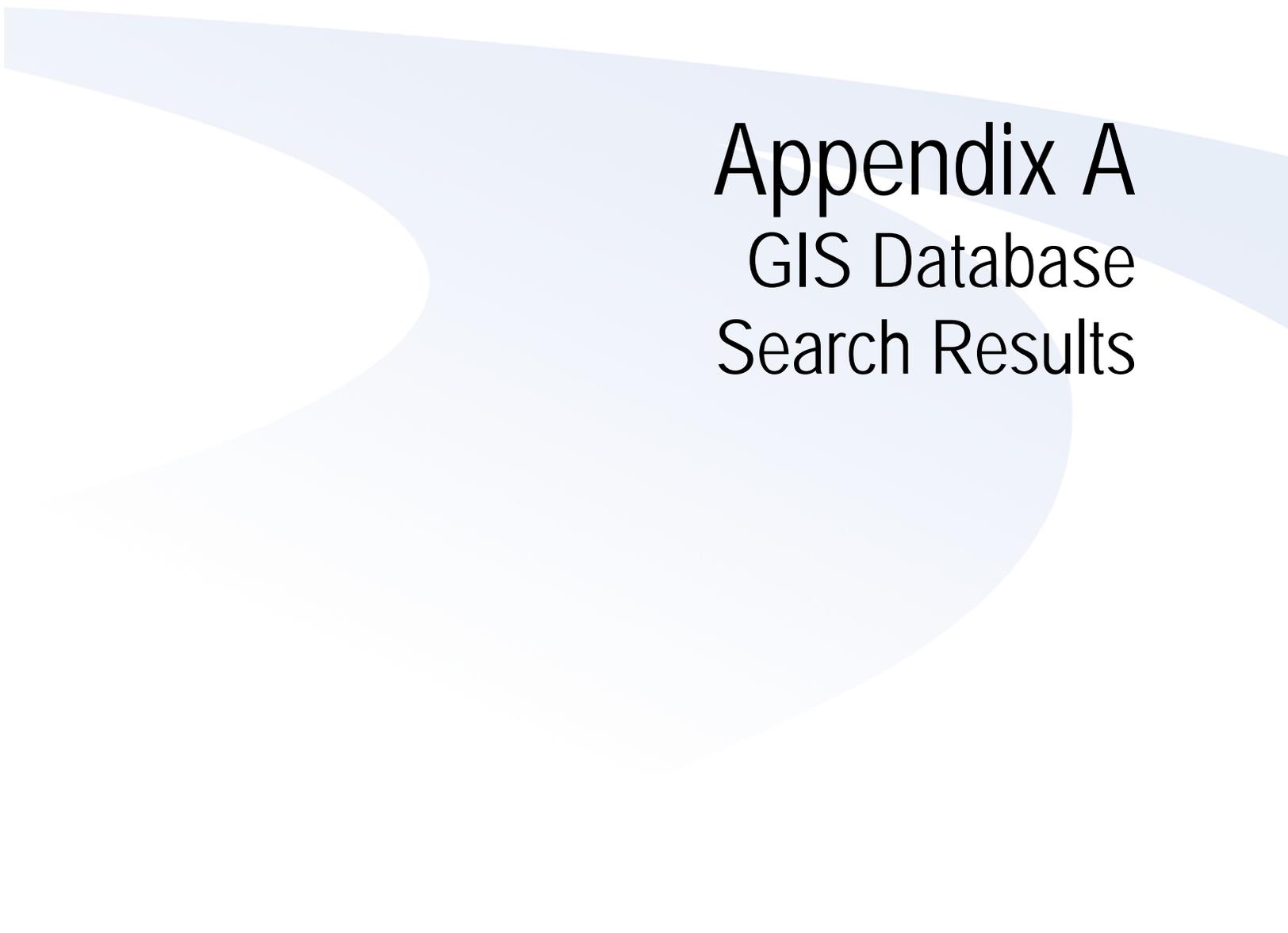
USDA (U.S. Department of Agriculture) NRCS (National Resources Conservation Service). 2018a. Web soil survey. U.S. Department of Agriculture, NRCS, Soil Science Division, Washington D.C. Available at: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> (accessed on January 24, 2018).

USDA NRCS. 2018b. The PLANTS database. National Plant Data Team, Greensboro, NC. Available at: <http://plants.usda.gov> (accessed on January 24, 2018).

USFWS (U.S. Fish and Wildlife Service). 1981. National wetlands inventory. U.S. Fish and Wildlife U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Available at: <http://www.fws.gov/wetlands/Wetlands-Mapper.html> (accessed on January 24, 2018).

WDFW (Washington Department of Fish and Wildlife). 2018a. SalmonScape interactive mapping. Washington Department of Fish and Wildlife, Olympia, WA. Available at: <http://apps.wdfw.wa.gov/salmonscape/map.html>. (accessed January 24, 2018).

WDFW. 2018b. PHS on the web interactive mapping. Washington Department of Fish and Wildlife Habitat Program, Olympia, WA. Available at: <http://apps.wdfw.wa.gov/phsontheweb/> (accessed January 24, 2018).

A light blue abstract graphic consisting of several overlapping, curved shapes that sweep across the lower half of the page from left to right.

Appendix A

GIS Database Search Results

City of Monroe



Critical Areas and Buffers

STREAMS

- Type 1
- Type 3
- Type 3u*
- Type 4
- Type 5
- Unclassified Stream
- Stream Inventory No.

*Unless determined an artificial waterway

BOUNDARIES

- Urban Growth Area
- Monroe City Limits
- Shoreline Boundary

WETLANDS

- Cat I
- Cat II
- Cat III
- Cat IV
- Unclassified Wetlands
- Wetland Inventory No.

STEEP SLOPES

- 40% or > slope

BUFFERS*

- Combined Critical Areas Buffers

*Type 4 stream buffer shown as 150 ft on each side of the channel. Type 4 streams, beyond a quarter mile of a stream with salmonids, have a buffer of 75 ft on each side of the channel. See MMC 20.05 for specific buffers.

Notes:

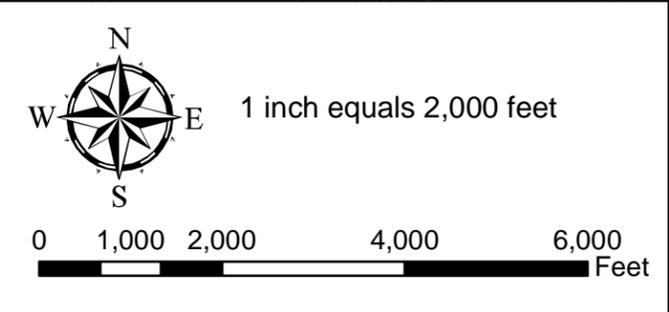
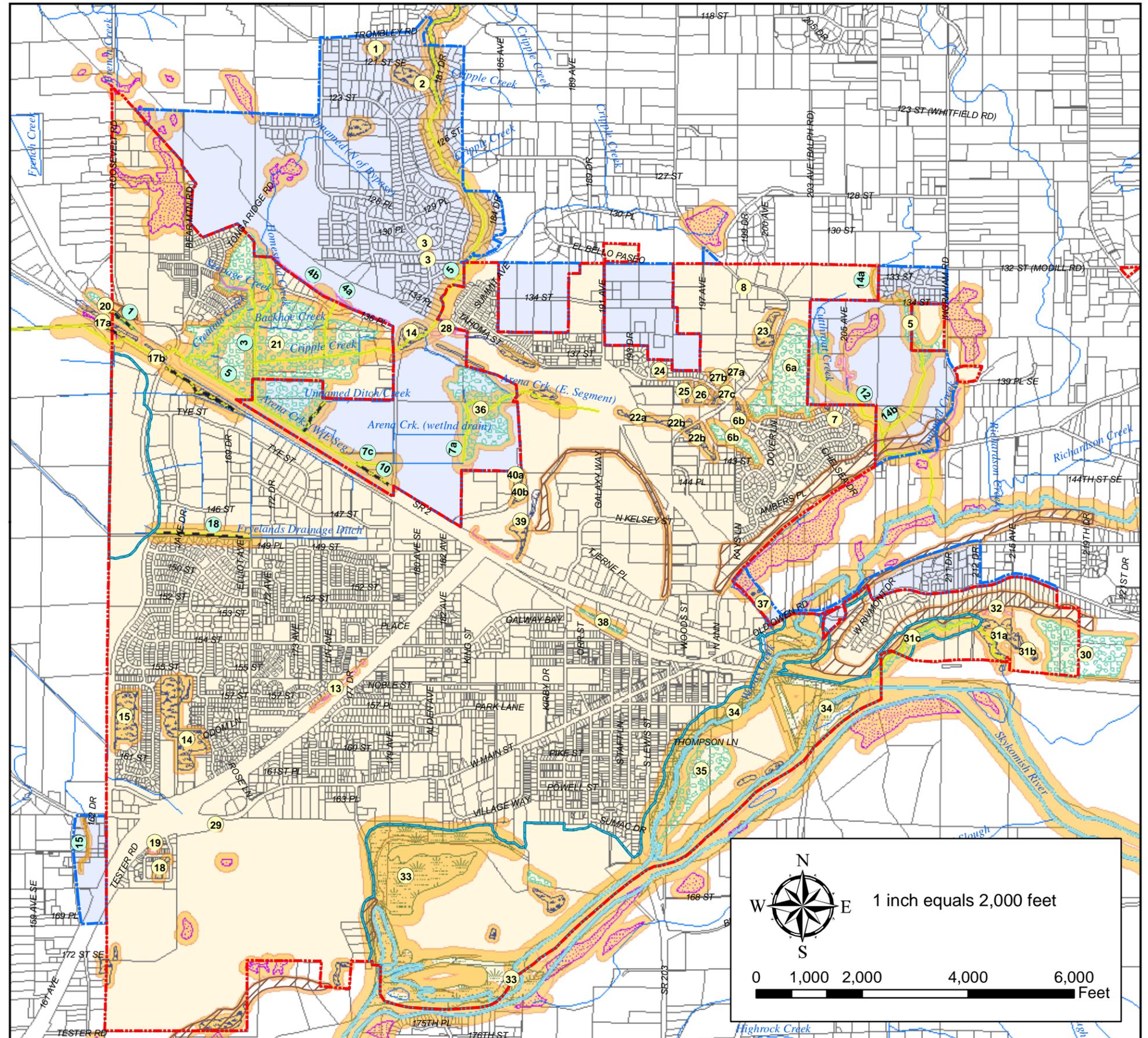
- 1) The locations depicted are approximate boundaries for critical areas within the city limits. This map provides only approximate boundaries of known features and is not a substitute for more detailed maps and/or studies to identify the exact locations of known features or additional critical area features not illustrated on the map.
- 2) The points where streams change classification are approximate and subject to confirmation and refinement.
- 3) Classifications are subject to refinement based upon on additional or updated fish use and seasonality of water flow information.

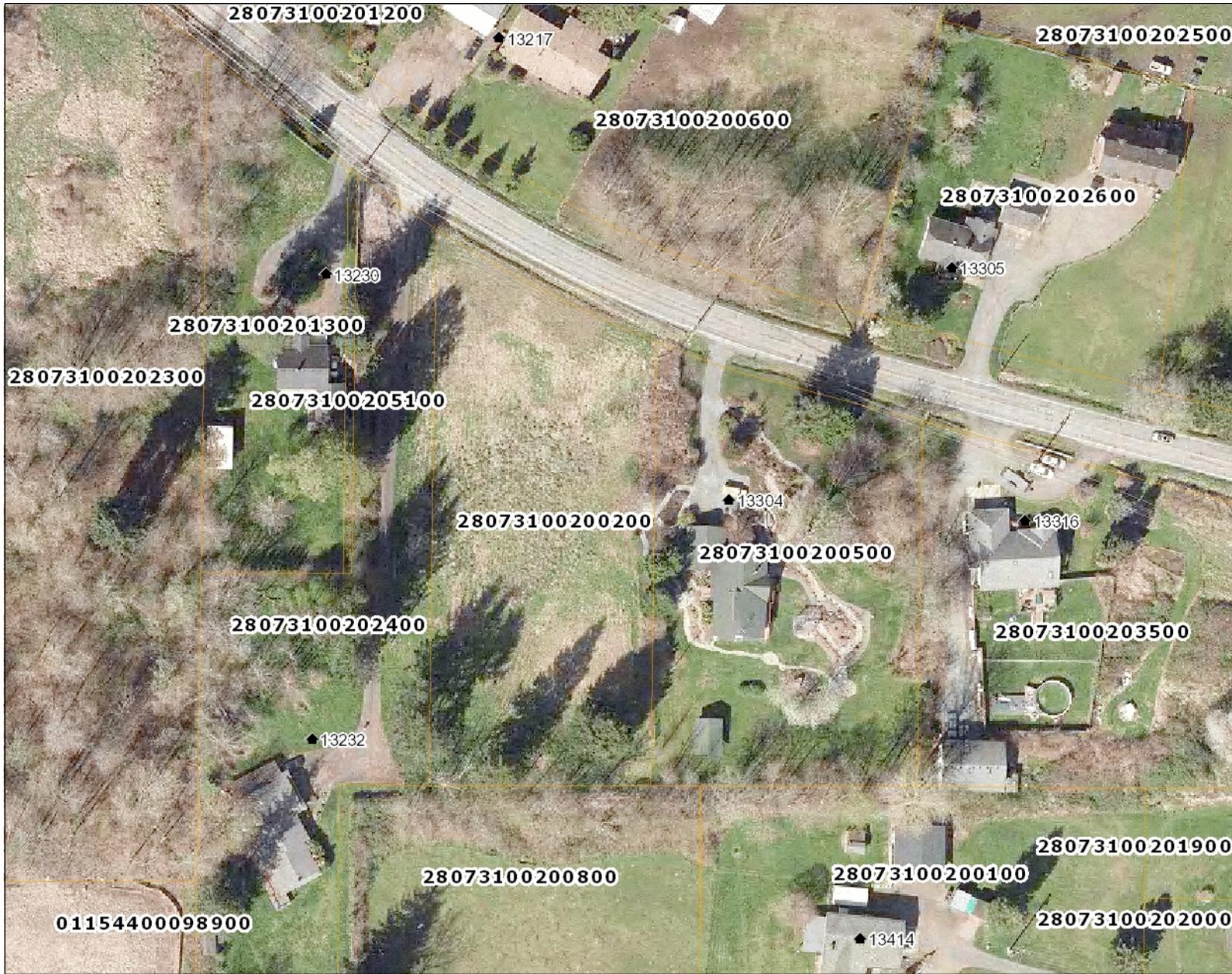


Map data shown is the property of the sources listed below. Inaccuracies may exist, and the City of Monroe implies no warranties or guarantees regarding any aspect of data depiction. This map is not an actual survey of individually noted critical areas. Streams have been categorized using the water typing system defined in Monroe Municipal Code Chapter 20.05 (equivalent to WAC 222-16-031). Wetlands were classified using the Washington Department of Ecology's Washington State Wetland Rating system for Western Washington. Wetland size, shape and location are approximate based on a reconnaissance level evaluation. The City of Monroe and the Urban Growth Area may contain additional critical areas not identified on this map. Therefore this map is to be used for reference purposes only.

Source: City of Monroe GIS, 2008;
The Watershed Company;
Snohomish County GIS, 2007

Project: Monroe Critical Area Buffers 11x17
Location: Y:\GIS\Departments\CD\Critical Areas\Monroe critical area buffer 2008 (12-04-08) 11x17.mxd
Revised: 12-04-08
Author: R. Wright





Legend

- Parcel ID
- Address Points
- Critical Area Site Plans
- Snohomish County Tax Parcels
- Hydric Soils
- National Wetland Inventory
 - No Data
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- Snohomish County Wetland Inventory
- Tulip Wetlands
 - Tulip Wetland Class 1
 - Tulip Wetland Class 2
 - Tulip Wetland Class 3
- Planning Development and Services Wetland Inventory

1: 1,200



0.0 0 0.02 0.0 Miles

Projection: NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Planning and Development Services, Snohomish County

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Notes

This map was automatically generated using Geocortex Essentials.



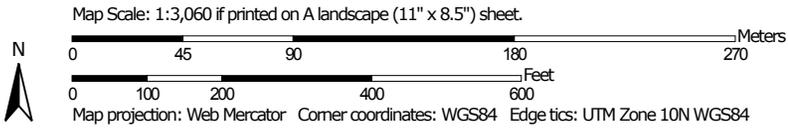
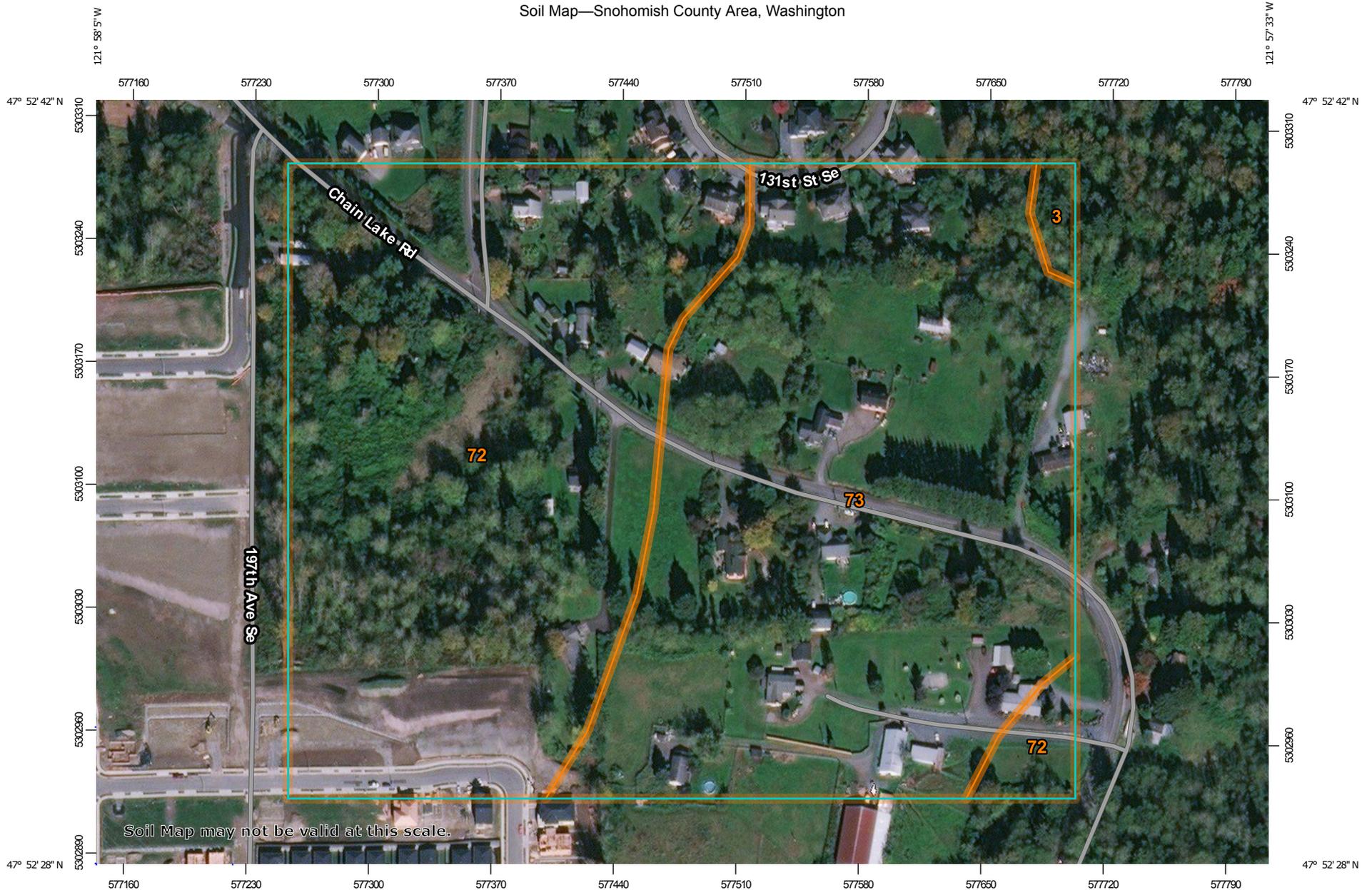
January 24, 2018

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Snohomish County Area, Washington



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Snohomish County Area, Washington

Survey Area Data: Version 17, Nov 22, 2017

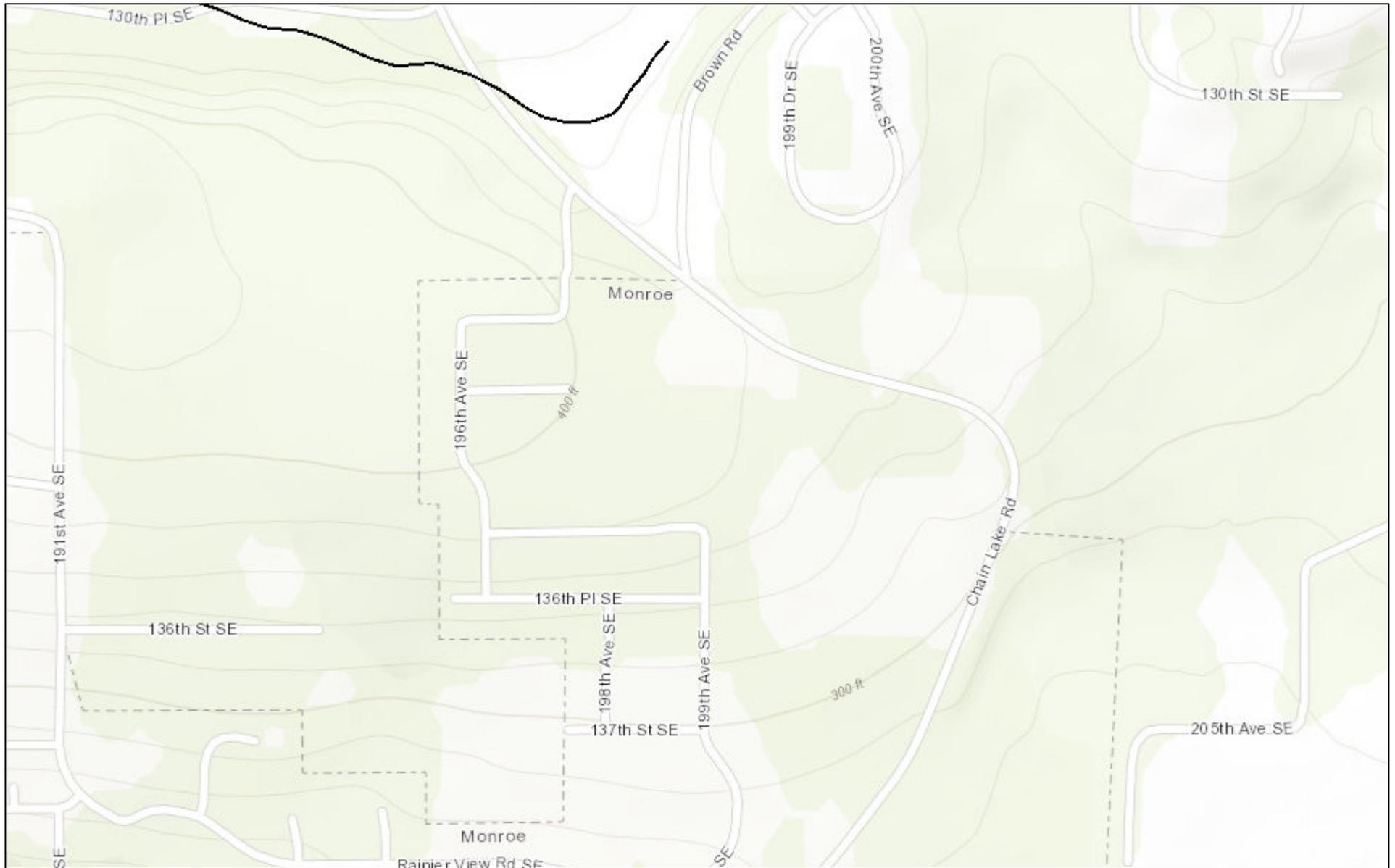
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 29, 2016—Oct 10, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

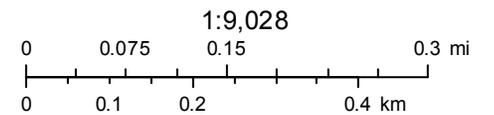
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alderwood gravelly sandy loam, 15 to 30 percent slopes	0.4	0.9%
72	Tokul gravelly medial loam, 0 to 8 percent slopes	19.7	48.6%
73	Tokul gravelly medial loam, 8 to 15 percent slopes	20.4	50.5%
Totals for Area of Interest		40.4	100.0%



January 24, 2018

— All SalmonScape Species



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,



WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic
REPORT DATE: 01/22/2018 2.57

Query ID: P180122145659

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
	Source Date	Mgmt Recommendations				
Freshwater Emergent	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		http://www.ecy.wa		PHS Listed		
Freshwater Emergent	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		http://www.ecy.wa		PHS Listed		
Freshwater Emergent	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		http://www.ecy.wa		PHS Listed		

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Data Active (7) Legend

Statewide Parcels 2016
Parcel - County

Water Bodies
Water Bodies

- Flats/Gravel Bars
- Ice
- Man Made Features
- Open Water
- Wet Area

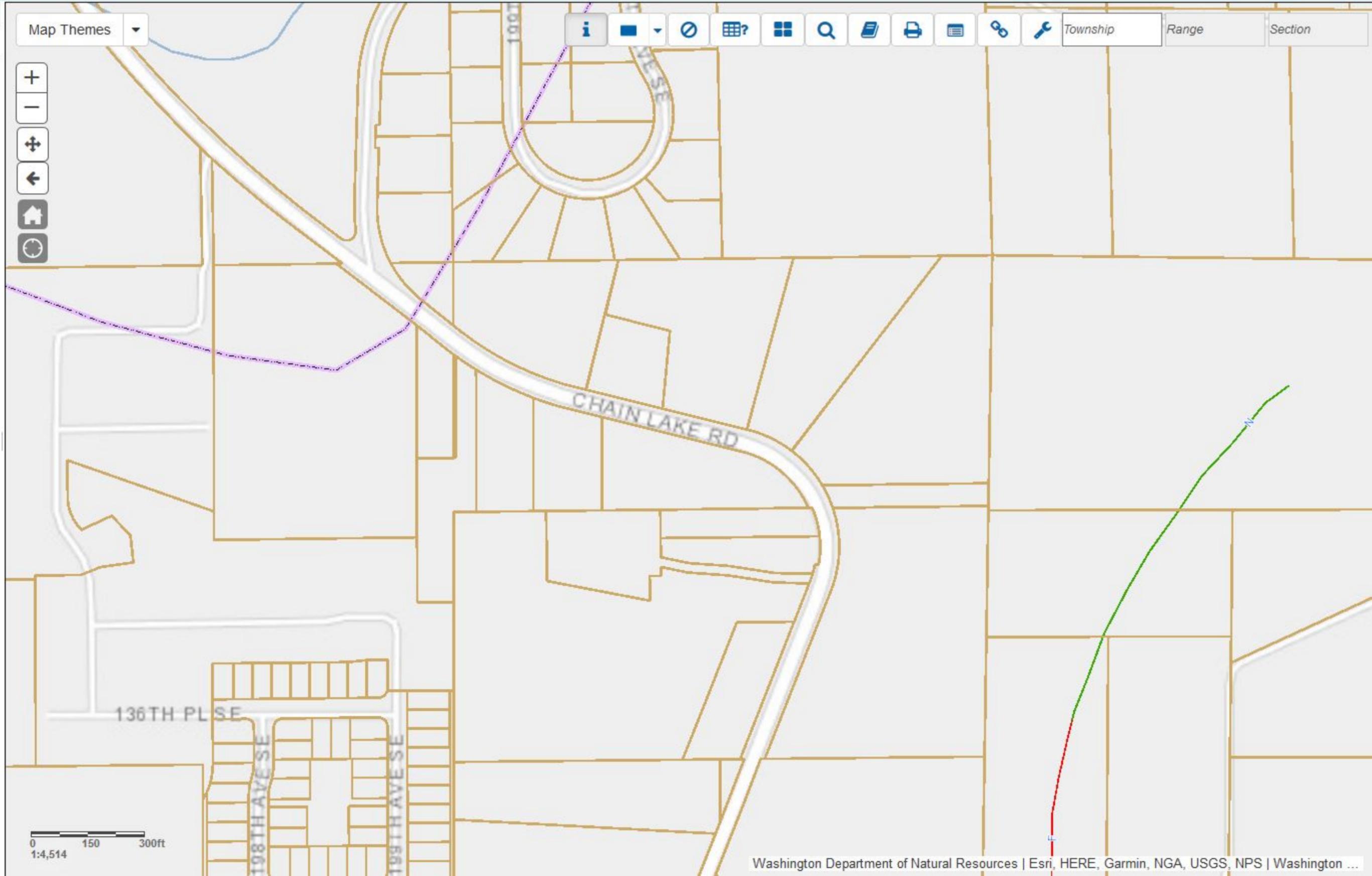
Streams
Streams

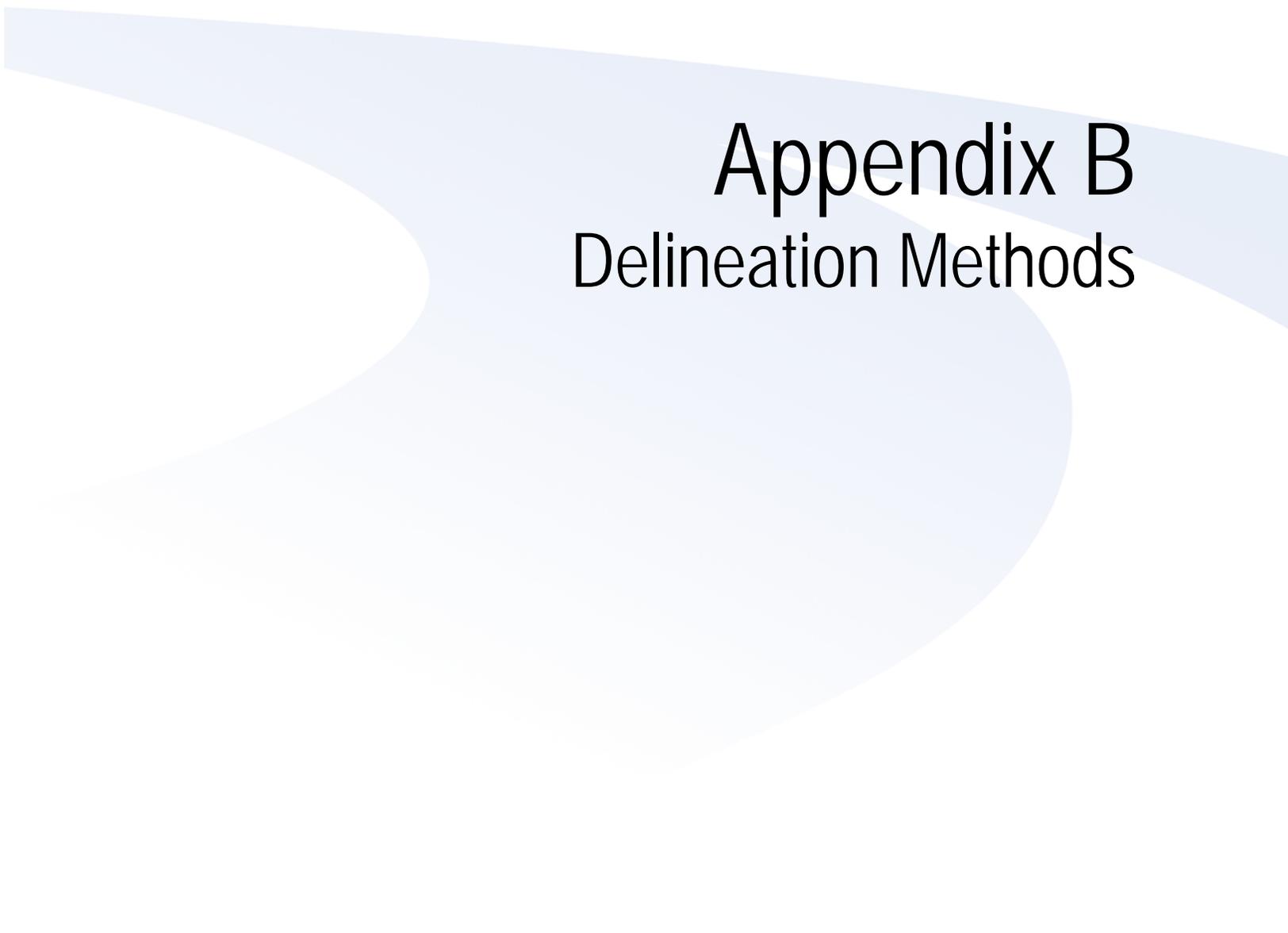
- Type S
- Type F
- Type N, Np, Ns
- U, unknown
- X, non-typed per WAC 222-16

WRIA
WRIA

WAU
WAU

Townships
Townships



A light blue abstract graphic element consisting of several overlapping, rounded shapes that create a sense of depth and movement, primarily located in the lower half of the page.

Appendix B

Delineation Methods

CONFLUENCE ENVIRONMENTAL COMPANY WETLAND DELINEATION METHODS

Prepared by:

Confluence Environmental Company
2018

TABLE OF CONTENTS

1.0 WETLANDS	1
1.1 Methods Used to Determine Wetlands	1
1.2 Wetland Criteria	2
1.2.1 Hydrophytic Vegetation	2
1.2.2 Hydric Soils	3
1.2.3 Hydrology	4
2.0 REFERENCES	4

This report describes the methods used to determine the presence or absence of critical areas in a project area.

1.0 WETLANDS

1.1 Methods Used to Determine Wetlands

Confluence delineates the boundaries of wetlands using the “Routine Determinations for Areas Less Than 5 Acres in Size” method described by the U.S. Army Corps of Engineers (Corps) in the *Corps of Engineers Wetlands Delineation Manual* (Delineation Manual; Corps 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010) (Regional Supplement). The Regional Supplement was part of a nationwide effort to address regional wetland characteristics and improve the accuracy and efficiency of wetland-delineation procedures. The Regional Supplement uses the best available science to address regional differences in climate, geology, soils, hydrology, and plant and animal communities that cannot be addressed in a single national document, such as the Delineation Manual. The Regional Supplement was designed for use with the 1987 Delineation Manual and all subsequent versions. Where differences in the two documents occur, the Regional Supplement takes precedence over the 1987 Delineation Manual (Corps 2010). The Regional Supplement was developed to clarify the indicators of hydrophytic vegetation, hydric soils, and wetland hydrology found in the region (these indicators are discussed in detail in the section below). It is important to note that areas that may have been determined as a wetland under the 1987 Delineation Manual may not be determined as wetland under the Regional Supplement, and vice versa.

Confluence uses the PLANTS Database (USDA NRCS 2018) for scientific names and the 2016 National Wetland Plant List (Lichvar 2016) to determine the wetland indicator status of plants. Wetlands are classified using the Cowardin Classification System (Cowardin et al. 1979). Confluence determines the wetland rating using Washington State Department of Ecology’s Wetland Rating System for Western Washington (Hruby 2014). The National Wetland Inventory is also researched to determine if wetlands have previously been identified on the property (USFWS 2018).

The locations of test plots, soil cores, and wetland edges on a project property are recorded using a differential Global Positioning System with sub-meter accuracy. Delineated and surveyed wetland boundaries are subject to verification and approval by jurisdictional agencies.

1.2 Wetland Criteria

There is specific technical language that applies to the study of wetlands. This section briefly explains the language Confluence uses in its wetland delineation reports.

The identification of wetlands is based on three criteria: hydrophytic vegetation, hydric soils, and hydrology; each criterion has a number of indicators by which it can be determined to satisfy the standard. The Corps, which is the federal authority on the regulation of wetlands, has developed the guidance and the Data Sheet that are the standards used in all wetland determinations. The information presented below is based on their Wetland Delineation Manual (Corps 1987) and Regional Supplement (Corps 2010).

In order to characterize a wetland, data are collected from representative test plots. The delineator chooses areas both within and outside of a potential wetland that are representative of particular vegetative, topographic, and hydrologic features in the vicinity. Those areas then become test plots where particular data (see sections below) about vegetation, soils, and hydrology are collected to determine whether wetland characteristics are present. Plots that meet all three wetland criteria are wetland plots; plots that do not meet the three wetland criteria are upland plots. The test plots (along with topographic and vegetative shifts) then inform the wetland boundaries, with wetland plots being within the wetlands and upland plots being outside of the wetlands.

1.2.1 *Hydrophytic Vegetation*

Vegetation is often the first visual cue that an area is a wetland. Similarly, vegetation often also signals the shift from wetland to non-wetland. The question regarding plants to be answered when performing a wetland delineation is: “Is the vegetation hydrophytic?” That is, is the vegetation of the variety that is adapted to live in wetter-than-average conditions? To determine the answer, there are a few resources and steps to follow. First, the indicator status for each plant present in the test plot is determined from the National Wetland Plant List (Lichvar 2016). The indicator status is a continuum from almost exclusively occurring in wetlands (obligate wetland plants, or OBL) to almost exclusively never found in wetlands (obligate upland plants, or UPL). The middle ground between those two extremes is known as a facultative plant (or FAC), which is found equally in wetland and upland environments. The FAC category has two further gradations: facultative upland plants (FACU), which are plants that are usually found in uplands, and facultative wetland plants (FACW), which are plants that are usually found in wetlands.

After the status of each plant species in the test plot has been determined, the hydrophytic vegetation indicator can be applied. The application of the indicators is performed sequentially, and once one is “passed,” the box for hydrophytic vegetation is “checked,” and the process continues to the next criterion. The first hydrophytic vegetation indicator is the “Rapid Test,” which means with a quick visual survey, all the plants in the test plot are either OBL or FACW.

The second test is the “Dominance Test.” For the Dominance Test, the total number of dominant species in the test plot is divided by the number of species that are OBL, FACW, or FAC. The resulting percentage must be greater than 50 to pass this test. The third test is the “Prevalence Index.” The Prevalence Index is a weighted average of the absolute cover of all the plant species present in the plot, regardless of dominance. There are also two other, less common, indicators: morphological adaptations (e.g., buttressed trunks), or non-vascular plant species (e.g., sphagnum moss).

1.2.2 *Hydric Soils*

The soils tell the story about the presence of water over time. The National Technical Committee defines a hydric soil as: “...a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.” (USDA 1994) The question to be answered here is: “Has water been present long enough and recently enough to form hydric soils?” In order to examine the soil characteristics, a test pit must be dug, usually to about 18 inches. A sliver of soil from the test pit is extracted with a shovel (i.e., the soil profile) to examine the layers. The thickness, color, texture, redox features, and any other interesting information about each layer is observed and recorded. Those features are described more fully in the bullets below.

- **Thickness.** Layers are measured to the nearest inch. Usually, each soil profile has at least two layers.
- **Color.** Color is determined by comparison to a color chart. The industry standard is the Munsell Soil-Color Chart, which assigns each color a designation for hue, value, and chroma (e.g., 10YR 3/2, where 10YR=hue, 3=value, and 2=chroma).
- **Texture.** The precision of texture description for the purpose of wetland delineation is at a general scale. The Washington State University texture chart (Cogger 2010) is often used, but the delineator just needs to determine if the soil is sandy or loamy/clayey.
- **Redox Features.** The most common redox features are concentrations or depletions of iron in the soil matrix. Concentrations occur as red or yellow deposits, and depletions occur as grayish deposits.

When the soil profile is fully described, it can be determined if any of the layers meet a hydric soil indicator. Hydric soil indicators help to identify hydric soils. The presence of any indicator signifies a hydric soil, although a soil may be hydric and not meet any indicators. There are 19 hydric soil indicators in our region, 1 of which were observed at the site (Corps 2010). Additional hydric soil terminology definitions are in the sidebar.

- **F3 – Depleted Matrix.** A soil layer that has a depleted matrix with 60 percent or more chroma of ≤ 2 , with a thickness of either:
 - 2 inches, if entirely within the upper 6 inches of soil surface, or
 - 6 inches, starting within 10 inches of soil surface.

1.2.3 Hydrology

Wetland hydrology is the broadest criterion and has to do with signs of saturation and inundation in the test plot. While hydrophytic vegetation and hydric soils are the result of hydrology, they remain even during the dry season, whereas hydrology can be less apparent or absent during the dry season. The hydrology indicators are broad enough to encompass characteristics that may be present even during the dry season. Hydrology indicators are in four groups:

- Group A is based on direct observation of surface or ground water;
- Group B consists of evidence that the site is subject to inundation;
- Group C consists of other evidence that soil is or was saturated; and
- Group D consists of landscape, vegetation, and soil characteristics indicating contemporary wet conditions.

The indicators are further divided into two categories: primary and secondary. A test plot must have either one primary or two secondary indicators to pass the hydrology criterion. Primary and secondary indicators observed during this delineation are recorded on the wetland delineation data forms in Appendix C.

2.0 REFERENCES

Cogger, C.G. 2010. Estimating soil texture flowchart. Washington State University Puyallup Research Center, Puyallup.

More Hydric Soils Definitions (adapted from Corps 2010)

Matrix: the dominant soil volume in a given soil layer

Depleted Matrix: the volume of a soil horizon in which soil processes have removed or transformed iron, creating colors of low chroma and high value, specifically:

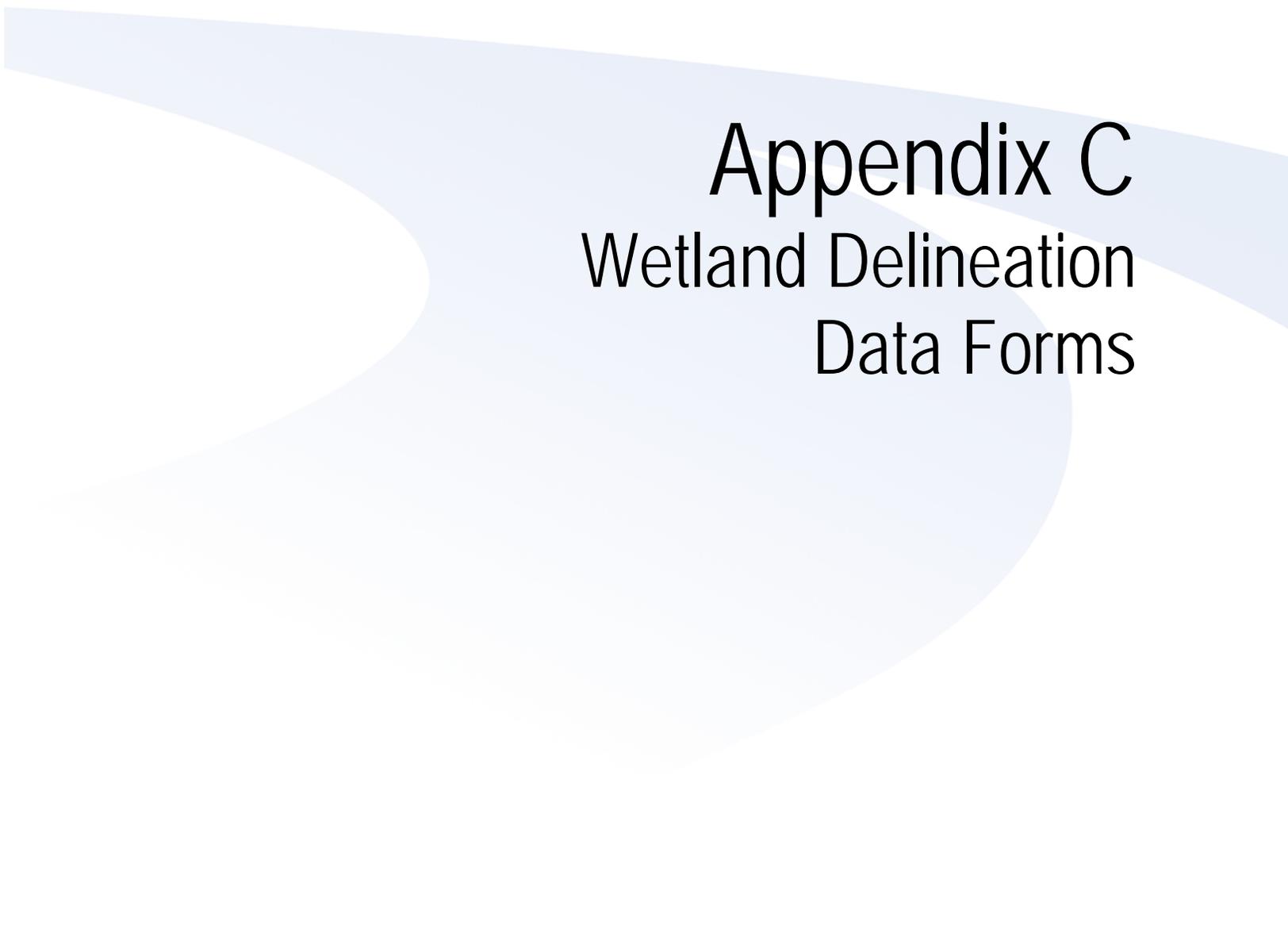
- Value ≥ 5 , chroma = 1, with or without redox features
- Value ≥ 6 , chroma = 1 or 2, with or without redox features
- Value of 4 or 5, chroma = 2, $\geq 2\%$ distinct or prominent redox features
- Value of 4, chroma = 1, $\geq 2\%$ distinct or prominent redox features

Distinct: readily seen, but contrasting* moderately with comparison color

Prominent: readily seen and contrasting* greatly with comparison color

*See Corps 2010, Table A1, page 130 for full key on contrast determinations.

- Corps (U.S. Army Corps of Engineers). 1987. Corps of Engineers Wetlands Delineation Manual. Corps Environmental Laboratory, Waterways Experiment Station, Technical Report Y-87-1, Vicksburg, Mississippi.
- Corps. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region. U.S. Army Engineer Research and Development Center, ERDC/EL TR-08-13, Vicksburg, Mississippi.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States: U.S. Fish and Wildlife Service, Office of Biological Services, Publication FWS/OBS/79/31, Washington, D.C.
- Hruby, T. 2014. Washington State wetland rating system for western Washington, 2014 update. Washington State Department of Ecology, Publication #14-06-029, Olympia, Washington.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The national wetland plant list: 2016 wetland ratings. *Phytoneuron* 2016-30:1–17.
- USDA NRCS (U.S. Department of Agriculture Natural Resources Conservation Service). 2018a. Web soil survey. USDA NRCS Soil Survey Staff, Washington D.C. Available at: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> (accessed on January 26, 2018).
- USDA NRCS. 2018b. The PLANTS database. USDA NRCS National Plant Data Team, Greensboro, North Carolina. Available at: <http://plants.usda.gov> (accessed on January 26, 2018).
- USDA (U.S. Department of Agriculture) Soil Conservation Service. 1994. Changes in hydric soils of the United States. *Federal Register* 59(133): 35680-35681, July 13, 1994.
- USFWS (U.S. Fish and Wildlife Service). 2018. National Wetlands Inventory. U.S. Fish and Wildlife Service, Branch of Geospatial Mapping and Technical Support, Arlington, VA. URL: <http://www.fws.gov/wetlands/Wetlands-Mapper.html> (accessed January 26, 2018).

A light blue abstract graphic element consisting of several overlapping, curved shapes that create a sense of depth and movement, primarily located in the lower half of the page.

Appendix C

Wetland Delineation Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chainlk Rd City/County: Monroe/Sonoma Sampling Date: 01/22/18
 Applicant/Owner: Michael Suschick State: WA Sampling Point: TP-01
 Investigator(s): KAM/AER Section, Township, Range: S37 T28NW R07E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOXU gravelly medial loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: <u>very poor lighting making soils appear darker/duller</u>	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet
<u>Tree Stratum</u>	<u>(Plot size: 10')</u>				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
1. _____					Total Number of Dominant Species Across All Strata: <u>2</u> (B)
2. _____					Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
3. _____					Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
4. _____					
Sapling/Shrub Stratum (Plot size: <u>10'</u>) <u>0</u> = Total Cover					
1. _____					
2. _____					
Herb Stratum (Plot size: <u>10'</u>) <u>0</u> = Total Cover					
1. <u>reed canarygrass</u>		<u>100</u>	<u>X</u>	<u>FACW</u>	
2. <u>creeping buttercup</u>		<u>75</u>	<u>X</u>	<u>FACW</u>	
3. <u>SOFT RUSH</u>		<u>10</u>		<u>FACW</u>	
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
Woody Vine Stratum (Plot size: <u>101</u>) <u>185</u> = Total Cover					
1. _____					
2. _____					
% Bare Ground in Herb Stratum <u>0</u> <u>0</u> = Total Cover					
Remarks: _____					
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____					

SOIL

Sampling Point: TP-01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/3	100					Silty loam w/ gravel	
3-8	10YR 4/2	85	10YR 5/6	15	C	M	loam	
8-12	10YR 2/1	100					Silty loam w/ gravel & charcoal	
12-15	10YR 3/4	95	7.5YR 4/4	5	C	M	Silty loam w/ gravel	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): 8"

Saturation Present? Yes No Depth (inches): 0

(includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chain UK Rd City/County: Monroe/Shoehomks Sampling Date: 01/22/18
 Applicant/Owner: Michael Suschick State: WA Sampling Point: TP-2
 Investigator(s): KAM/AER Section, Township, Range: 831 T28NW R07E
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): none Slope (%): 3%
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOKM gravelly medial loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No _____	
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>	
Remarks:			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				
Sapling/Shrub Stratum (Plot size: <u>10'</u>) <u>0</u> = Total Cover				Prevalence Index worksheet:
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
Herb Stratum (Plot size: <u>10'</u>) <u>0</u> = Total Cover				UPL species _____ x 5 = _____
1. <u>PCA</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	Column Totals: _____ (A) _____ (B)
2. <u>Credens buttercup</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	Prevalence Index = B/A = _____
3. <u>Soft rush</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	Hydrophytic Vegetation Indicators:
4. <u>lawn (unid grass)</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	___ 1 - Rapid Test for Hydrophytic Vegetation
5. _____				<input checked="" type="checkbox"/> 2 - Dominance Test is >50%
6. _____				___ 3 - Prevalence Index is ≤3.0 ¹
7. _____				___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
8. _____				___ 5 - Wetland Non-Vascular Plants ¹
9. _____				___ Problematic Hydrophytic Vegetation ¹ (Explain)
10. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11. _____				
Woody Vine Stratum (Plot size: <u>10'</u>) <u>145</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
1. _____				
2. _____				
% Bare Ground in Herb Stratum <u>0</u> <u>0</u> = Total Cover				
Remarks:				

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/3	100					silt loam	
3-10	10YR 4/2	85	10YR 5/6	15	C	M	loam	
10-15	10YR 2/1	100					silt loam w/c charcoal	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>13"</u>	
(includes capillary fringe)		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chain Lk Rd City/County: monroe/Snohomish Sampling Date: 01/22/18
 Applicant/Owner: Michael Suschick State: WA Sampling Point: TP-3
 Investigator(s): APR/KAM Section, Township, Range: S31 T28N W R06E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOKU gravelly medial loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes _____	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No _____			
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
	<u>0</u>	= Total Cover			
Sapling/Shrub Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
	<u>0</u>	= Total Cover			
Herb Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>YCA</u>	<u>80</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
2. <u>Creeping buttercup</u>	<u>50</u>	<input checked="" type="checkbox"/>	<u>FAC</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
	<u>130</u>	= Total Cover			
Woody Vine Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
	<u>0</u>	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					
Remarks:					

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of: _____ Multiply by: _____

OBL species _____ x 1 = _____

FACW species _____ x 2 = _____

FAC species _____ x 3 = _____

FACU species _____ x 4 = _____

UPL species _____ x 5 = _____

Column Totals: _____ (A) _____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0¹

___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants¹

___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____
--	---	----------

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chain Lk Rd City/County: Monroe/Snohomish Sampling Date: 01/22/18
 Applicant/Owner: Michael Juschick State: WA Sampling Point: TP-4
 Investigator(s): YAM/AFR Section, Township, Range: S31 T2B NW 207E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOKUL gravelly medial loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No _____
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No _____			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No _____			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____				Prevalence Index worksheet:	
	<u>0</u>	= Total Cover		Total % Cover of:	Multiply by:
Sapling/Shrub Stratum (Plot size: <u>10'</u>)				OBL species	x 1 = _____
1. _____				FACW species	x 2 = _____
2. _____				FAC species	x 3 = _____
3. _____				FACU species	x 4 = _____
4. _____				UPL species	x 5 = _____
5. _____				Column Totals:	(A) _____ (B) _____
	<u>0</u>	= Total Cover		Prevalence Index = B/A = _____	
Herb Stratum (Plot size: <u>10'</u>)				Hydrophytic Vegetation Indicators:	
1. <u>RCG</u>	<u>100</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	___ 1 - Rapid Test for Hydrophytic Vegetation	
2. <u>ve. f. h.</u>	<u>80</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<input checked="" type="checkbox"/> 2 - Dominance Test is >50%	
3. _____				___ 3 - Prevalence Index is ≤3.0 ¹	
4. _____				___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5. _____				___ 5 - Wetland Non-Vascular Plants ¹	
6. _____				___ Problematic Hydrophytic Vegetation ¹ (Explain)	
7. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. _____					
9. _____					
10. _____					
11. _____					
	<u>180</u>	= Total Cover		Hydrophytic Vegetation Present?	
Woody Vine Stratum (Plot size: <u>10'</u>)				Yes <input checked="" type="checkbox"/>	No _____
1. _____					
2. _____					
	<u>0</u>	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					
Remarks:					

SOIL

Sampling Point: TP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/3	100					Silt loam w/ gravel	
4-11	10YR 4/2	85	10YR 5/6	15	C M		Loam w/ gravel	
11-17	10YR 2/1	100					Silt loam w/ charcoal	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>9"</u>	
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>8"</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chain LK Rd City/County: monroe/snohomish Sampling Date: 01/22/18
 Applicant/Owner: Michael Suschick State: WA Sampling Point: TP-5
 Investigator(s): KAM/AER Section, Township, Range: S31 T28N R07E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOKU gravelly medial 10am NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes _____	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				Prevalence Index worksheet:
<u>0</u> = Total Cover				Total % Cover of: _____ Multiply by: _____
Sapling/Shrub Stratum (Plot size: <u>10'</u>)				OBL species _____ x 1 = _____
1. _____				FACW species _____ x 2 = _____
2. _____				FAC species _____ x 3 = _____
3. _____				FACU species _____ x 4 = _____
4. _____				UPL species _____ x 5 = _____
5. _____				Column Totals: _____ (A) _____ (B)
<u>0</u> = Total Cover				Prevalence Index = B/A = _____
Herb Stratum (Plot size: <u>10'</u>)				Hydrophytic Vegetation Indicators:
1. <u>lawn</u>	<u>100</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation
2. <u>Creeping buttercup</u>	<u>60</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<input checked="" type="checkbox"/> 2 - Dominance Test is >50%
3. <u>Soft rush</u>	<u>10</u>		<u>FACW</u>	<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹
4. <u>vetch</u>	<u>15</u>		<u>FAC</u>	<input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
5. _____				<input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹
6. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
7. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
8. _____				
9. _____				
10. _____				
11. _____				
<u>185</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
Woody Vine Stratum (Plot size: <u>10'</u>)				
1. _____				
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				
Remarks:				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chain Lk Rd City/County: Monroe/Snohomish Sampling Date: 01/22/18
 Applicant/Owner: Michael Suschick State: WA Sampling Point: TP-6
 Investigator(s): KAM/AER Section, Township, Range: S31 T28NW R06E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOXU gravelly medial loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: _____	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				0 = Total Cover
Sapling/Shrub Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				0 = Total Cover
Herb Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>lawn (unid grasses)</u>	<u>100</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
2. <u>creeping buttercup</u>	<u>60</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
3. <u>vetch (Vicia americana)</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
4. <u>soft rush</u>	<u>5</u>		<u>FACW</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>185</u> = Total Cover
Woody Vine Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				0 = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				0 = Total Cover

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0¹

___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants¹

___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks: _____	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chain CK Rd City/County: Marion/Snohomish Sampling Date: 01/22/18
 Applicant/Owner: Michael Snschuck State: WA Sampling Point: TP-7
 Investigator(s): KAM/AEK Section, Township, Range: S31 T28N W R06E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOXU gravelly medial loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland?	Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____ No <u>X</u>		
Wetland Hydrology Present?	Yes <u>X</u> No _____		
Remarks:			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				
<u>0</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>10'</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>10'</u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
1. <u>velvet grass</u>	<u>40</u>	<u>X</u>	<u>FAC</u>	
2. <u>unaid grass (lawn)</u>	<u>90</u>	<u>X</u>	<u>FAC</u>	
3. <u>creeping buttercup</u>	<u>20</u>	<u>X</u>	<u>FACW</u>	
4. <u>Rubus (curly docks)</u>	<u>2</u>		<u>FAC</u>	
5. <u>reed canarygrass</u>	<u>10</u>		<u>FACW</u>	
6. _____				
7. _____				
8. _____				
9. _____				
Woody Vine Stratum (Plot size: <u>10'</u>)				
1. _____				
2. _____				
% Bare Ground in Herb Stratum <u>0</u> = Total Cover				
Remarks:				

SOIL

Sampling Point: TP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/3	100					loam	
4-15	10YR 4/3	100					loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)
 Red Parent Material (TF2)
 Very Shallow Dark Surface (TF12)
 Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (2 or more required)</u>
<input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)

<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
--

Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____

Water Table Present? Yes No _____ Depth (inches): 12"

Saturation Present? (includes capillary fringe) Yes No _____ Depth (inches): 10"

Wetland Hydrology Present? Yes No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Chan LK Rd City/County: Monroe/Snohomish Sampling Date: 01/22/18
 Applicant/Owner: Michael Buschick State: WA Sampling Point: TP-8
 Investigator(s): KAM/AEP Section, Township, Range: S31 T28NW R06E
 Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: TOKUI gravelly medial loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes _____	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____	No <input checked="" type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No _____			
Remarks:					

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: <u>10'</u>)						
1.						
2.						
3.						
4.						
		<u>0</u>	= Total Cover			
Sapling/Shrub Stratum (Plot size: <u>10'</u>)						
1.						
2.						
3.						
4.						
5.						
		<u>0</u>	= Total Cover			
Herb Stratum (Plot size: <u>10'</u>)						
1.	<u>Velvet grass</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>		
2.	<u>wild grass (lawn)</u>	<u>90</u>	<input checked="" type="checkbox"/>	<u>FAC</u>		
3.	<u>red canarygrass</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
4.	<u>soft rush</u>	<u>10</u>		<u>FACW</u>		
5.	<u>creeping buttercup</u>	<u>70</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
6.						
7.						
8.						
9.						
10.						
11.						
		<u>220</u>	= Total Cover			
Woody Vine Stratum (Plot size: <u>10'</u>)						
1.						
2.						
		<u>0</u>	= Total Cover			
% Bare Ground in Herb Stratum		<u>0</u>				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0¹

___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants¹

___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No _____
--	--

Remarks:

SOIL

Sampling Point: TP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2/1	100					silty loam w/ gravel	
5-9	10YR 3/3	100					silty loam w/ gravel	
9-16	10YR 2/1	50					↓ w/ charcoal	
	10YR 3/3	50						w/ charcoal

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

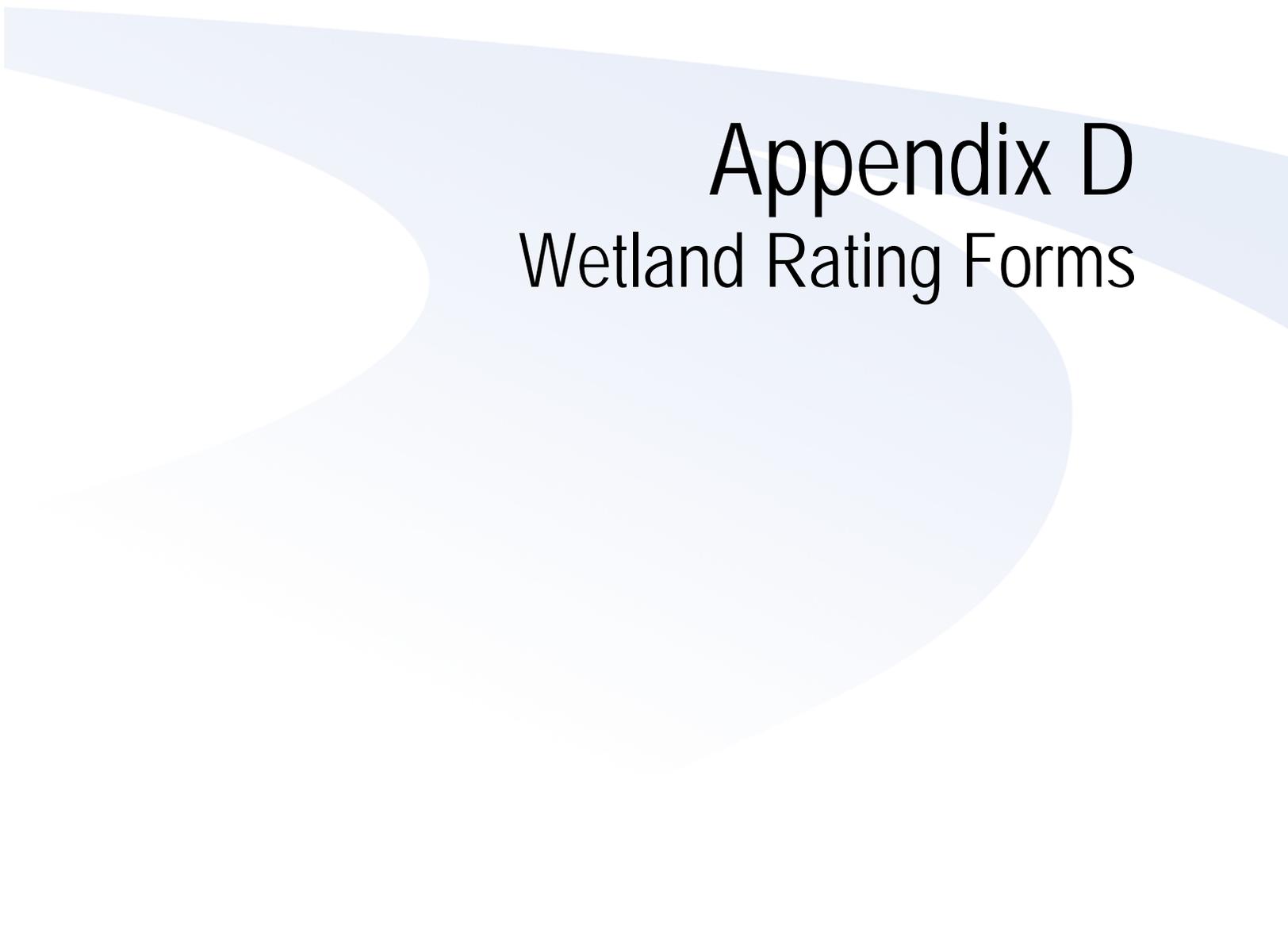
Water Table Present? Yes X No _____ Depth (inches): 2"

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): 0"

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
white roots

A light blue abstract graphic element consisting of several overlapping, rounded shapes that create a sense of depth and movement, primarily located in the lower half of the page.

Appendix D

Wetland Rating Forms

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Chain Lake Rd - Wet. A Date of site visit: 1/22/18
 Rated by Kerrie McArthur Trained by Ecology? Yes No Date of training 6/2014
 HGM Class used for rating Depressional Wetland has multiple HGM classes? Y N

NOTE: Form is not complete without the figures requested (figures can be combined).
 Source of base aerial photo/map ESRI 2015

OVERALL WETLAND CATEGORY III (based on functions or special characteristics)

1. Category of wetland based on FUNCTIONS

- Category I – Total score = 23 - 27
- Category II – Total score = 20 - 22
- Category III – Total score = 16 - 19
- Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	H (M) L	H M (L)	H M (L)	
Landscape Potential	H (M) L	H (M) L	(H) M L	
Value	(H) M L	H (M) L	H M (L)	TOTAL
Score Based on Ratings	7	5	5	17

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H
 8 = H,H,M
 7 = H,H,L
 7 = H,M,M
 6 = H,M,L
 6 = M,M,M
 5 = H,L,L
 5 = M,M,L
 4 = M,L,L
 3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	✓

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO - go to 2

YES - the wetland class is **Tidal Fringe** - go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO - **Saltwater Tidal Fringe (Estuarine)**

YES - **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO - go to 3

YES - The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO - go to 4

YES - The wetland class is **Lake Fringe (Lacustrine Fringe)**

4. Does the entire wetland unit **meet all** of the following criteria?

The wetland is on a slope (*slope can be very gradual*),

The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

The water leaves the wetland **without being impounded**.

NO - go to 5

YES - The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO - go to 6

YES - The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO - go to 7

YES - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO - go to 8

YES - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS
Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland:		
Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3		2
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2		
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1		
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0		0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):		
Wetland has persistent, ungrazed, plants > 95% of area points = 5		5
Wetland has persistent, ungrazed, plants > 1/2 of area points = 3		
Wetland has persistent, ungrazed plants > 1/10 of area points = 1		
Wetland has persistent, ungrazed plants < 1/10 of area points = 0		
D 1.4. Characteristics of seasonal ponding or inundation:		
<i>This is the area that is ponded for at least 2 months. See description in manual.</i>		
Area seasonally ponded is > 1/2 total area of wetland points = 4		2
Area seasonally ponded is > 1/4 total area of wetland points = 2		
Area seasonally ponded is < 1/4 total area of wetland points = 0		
Total for D 1	Add the points in the boxes above	9

Rating of Site Potential If score is: 12-16 = H 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?		
Source _____	Yes = 1 No = 0	0
Total for D 2	Add the points in the boxes above	2

Rating of Landscape Potential If score is: 3 or 4 = H 1 or 2 = M 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0	1
Total for D 3	Add the points in the boxes above	2

Rating of Value If score is: 2-4 = H 1 = M 0 = L Record the rating on the first page

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0		2
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0		3
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5		0
Total for D 4		5
Rating of Site Potential If score is: <u>12-16 = H</u> <u>6-11 = M</u> <input checked="" type="checkbox"/> <u>0-5 = L</u> Record the rating on the first page		
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0		1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0		0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0		1
Total for D 5		2
Rating of Landscape Potential If score is: <u>3 = H</u> <input checked="" type="checkbox"/> <u>1 or 2 = M</u> <u>0 = L</u> Record the rating on the first page		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): <ul style="list-style-type: none"> Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0		1
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0		0
Total for D 6		1
Rating of Value If score is: <u>2-4 = H</u> <input checked="" type="checkbox"/> <u>1 = M</u> <u>0 = L</u> Record the rating on the first page		

Wetland name or number A

These questions apply to wetlands of all HGM classes.
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | |
|--|----------------------------------|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 |
| <input checked="" type="checkbox"/> Emergent | 3 structures: points = 2 |
| <input type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 |
| <input type="checkbox"/> Forested (areas where trees have > 30% cover) | 1 structure: points = 0 |
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Permanently flooded or inundated | 4 or more types present: points = 3 |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated | 3 types present: points = 2 |
| <input type="checkbox"/> Occasionally flooded or inundated | 2 types present: points = 1 |
| <input checked="" type="checkbox"/> Saturated only | 1 type present: points = 0 |
- Permanently flowing stream or river in, or adjacent to, the wetland
- Seasonally flowing stream in, or adjacent to, the wetland
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland** **2 points**

/

H 1.3. Richness of plant species

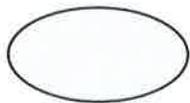
Count the number of plant species in the wetland that cover at least 10 ft².
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- | | |
|------------------------------|------------|
| If you counted: > 19 species | points = 2 |
| 5 - 19 species | points = 1 |
| < 5 species | points = 0 |

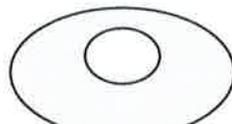
/

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



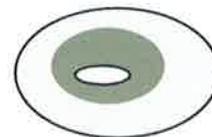
None = 0 points



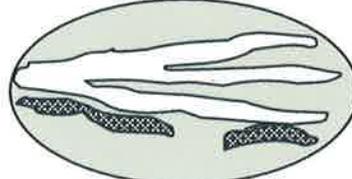
Low = 1 point



Moderate = 2 points



All three diagrams in this row are **HIGH** = 3 points



0

Wetland name or number A

<p>H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh > 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>		0
Total for H 1	Add the points in the boxes above	2

Rating of Site Potential If score is: 15-18 = H 7-14 = M 0-6 = L *Record the rating on the first page*

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>		
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p><i>Calculate:</i> % undisturbed habitat <u>25</u> + [(% moderate and low intensity land uses)/2] <u>20.5</u> = <u>49.5</u> %</p> <p>If total accessible habitat is:</p> <p>> 1/3 (33.3%) of 1 km Polygon points = 3</p> <p>20-33% of 1 km Polygon points = 2</p> <p>10-19% of 1 km Polygon points = 1</p> <p>< 10% of 1 km Polygon points = 0</p>		3
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p><i>Calculate:</i> % undisturbed habitat <u>25</u> + [(% moderate and low intensity land uses)/2] <u>22.5</u> = <u>47.5</u> %</p> <p>Undisturbed habitat > 50% of Polygon points = 3</p> <p>Undisturbed habitat 10-50% and in 1-3 patches points = 2</p> <p>Undisturbed habitat 10-50% and > 3 patches points = 1</p> <p>Undisturbed habitat < 10% of 1 km Polygon points = 0</p>		1
<p>H 2.3. Land use intensity in 1 km Polygon: If <u>30%</u></p> <p>> 50% of 1 km Polygon is high intensity land use points = (- 2)</p> <p>≤ 50% of 1 km Polygon is high intensity points = 0</p>		0
Total for H 2	Add the points in the boxes above	4

Rating of Landscape Potential If score is: 4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: points = 2</p> <p><input type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page)</p> <p><input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p><input type="checkbox"/> It is mapped as a location for an individual WDFW priority species</p> <p><input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p><input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p>Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1</p> <p>Site does not meet any of the criteria above points = 0</p>		0

Rating of Value If score is: 2 = H 1 = M 0 = L *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

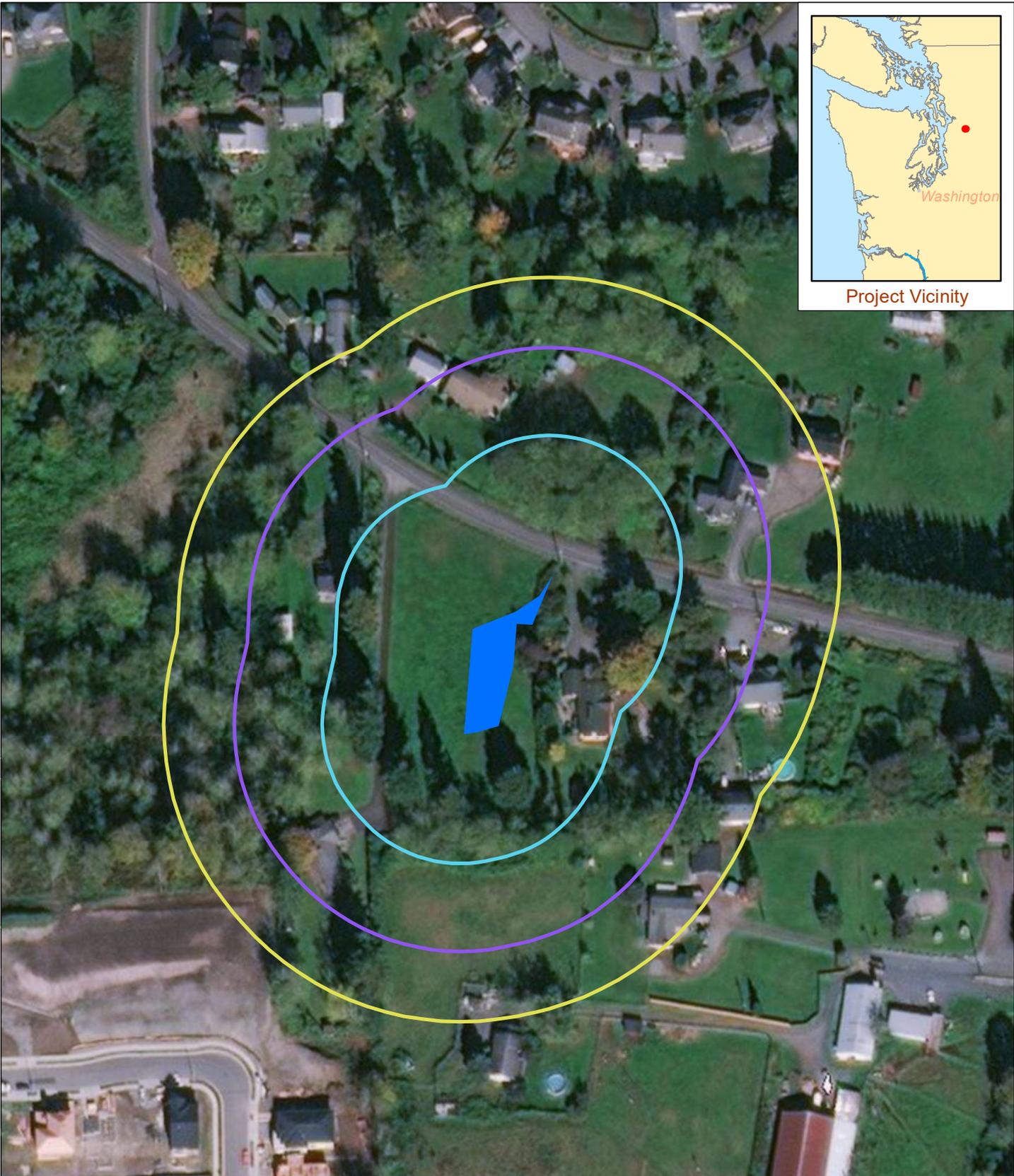
Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

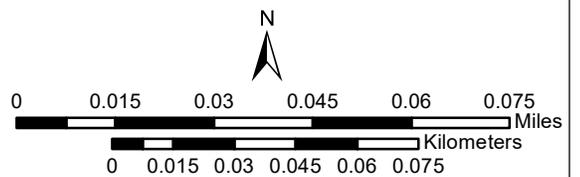
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number _____

This page left blank intentionally

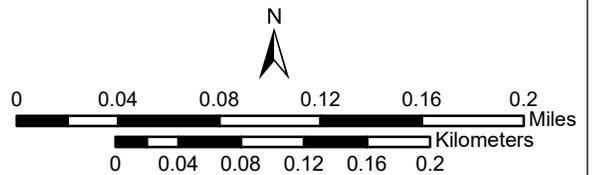


-  Wetland A Boundary
-  330 ft Buffer
-  250 ft Buffer
-  150 ft Buffer



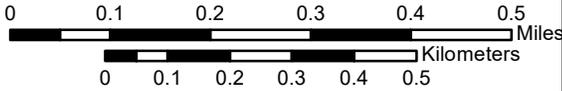


 Wetland A Boundary
 Contributing Basin





-  Wetland A Boundary
-  1 km Buffer
-  High Intensity Land Use
-  Undisturbed Land Use
-  Low/Moderate Land Use



Welcome to our new website. Learn more about [what's new](#).

Hide
Alert

[Skip to main content](#)

Water Quality improvement projects

This page gives an overview of water quality improvement projects — including total maximum daily loads (TMDLs) — in Washington. Projects are listed by county.

Each listing gives general information on waterbody, what pollutants are being dealt with, status of the project, and contact information in case you have questions.

Note: This is a partial list of the water quality improvement projects. A full directory will be developed.

Get more information and data

Links provide more information by taking you to publications related to the project, or to the Water Quality Atlas, or to a project page as appropriate.

If more information is available about a project, it will be hyperlinked to the water body name. Use our [Water Quality Assessment Query Tool](#) to get data about water bodies.

Read reports on improvement projects

To see water quality improvement reports, see the [Water Cleanup Plans](#) in our publications database.

I want to...

[Skip to main content](#)

View the current EPA-approved water quality assessment

Explore the status of water bodies in our Water Quality Atlas mapping tool

Water quality improvement projects

County	Waterbody Name	Pollutant(s)	Status	TMDL Lead (s)
Adams Lincoln Whitman	Palouse	Dissolved oxygen Fecal Coliform PCBs Temperature Toxics	Under development EPA approved Has an implementation plan	Elaine Snouwaert 509-329-3503
Clark	East Fork Lewis River	Fecal Coliform Temperature	Under development	Andrew Kolosseus 360-407-7543
Grays Harbor	North Ocean Beaches		Under development	Donovan Gray

County	Waterbody Name	Pollutant(s)	Status	TMDL Lead (s)
Skip to main content				
		Shellfish Closure Response Fecal Coliform Bacteria source investigation study		360-407-6407
King	Sammamish River and Tributaries	Dissolved Oxygen Temperature	Under Development	Joan Nolan 425-649-4425
King	Soos Creek Subbasin Multiparameter	Aquatic Habitat Dissolved Oxygen Temperature	Under Development	Joan Nolan 425-649-4425
King	Soos Creek Subbasin Bacteria	Fecal Coliform	Under Development	Joan Nolan 425-649-4425
Mason	Cranberry, Johns, and Mill Creeks	Temperature	Under development	Betsy Dickes 360-407-6296
Pend Oreille	Little Spokane River	Dissolved Oxygen pH	Under development	Elaine Snouwaert

County	Waterbody Name	Pollutant(s)	Status	TMDL Lead (s)
Skip to main content				
Spokane Stevens				509-329-3503
Pierce	Clover Creek	Dissolved Oxygen Fecal Coliform Temperature	Water Quality Assessment project Under development	Donovan Gray 360-407-6407
Skagit	Padilla Bay	Fecal coliform	Under development	Danielle DeVoe 425-649-7036
Snohomish	French and Pilchuck Creeks	Dissolved Oxygen Temperature	Under development	Heather Khan 425-649-7003
Spokane	Hangman Creek	Fecal Coliform Temperature Turbidity	Approved Implementation plan sent to EPA	Elaine Snouwaert 509-329-3503
Spokane	Spokane River	Dissolved Oxygen PCB Toxics		Karin Baldwin 509-329-3601 Adriane Borgias

County	Waterbody Name	Pollutant(s)	Status	TMDL Lead (s)
Skip to main content				
				509-329-3515
Thurston	Deschutes River and tributaries	Dissolved Oxygen Fecal Coliform pH Sediment Temperature	Submitted to EPA for approval	Leanne Weiss 360-407-0243
Thurston	Deschutes Watershed: Budd Inlet	Dissolved Oxygen Phosphorus	Under development	Leanne Weiss 360-407-0243
Thurston	Henderson Inlet	Dissolved Oxygen Fecal Coliform pH Temperature	EPA approved Has an implementation plan	Donovan Gray 360-407-6407
Whatcom	Lake Whatcom Watershed Multiparameter	Dissolved Oxygen Fecal Coliform Phosphorus	EPA approved	Steve Hood 360-715-5211
Yakima	Mid-Yakima Basin	Bacteria	Under development	Greg Bohn 509-454-4174
Yakima		Toxics		

County	Waterbody Name	Pollutant(s)	Status	TMDL Lead (s)
Skip to main content				
	Yakima River Basin		Under development	Jane Creech 509-454-7860

Related links

- [Water Quality Atlas](#)
- [Water Quality Assessment Tracking System](#)

Contact information

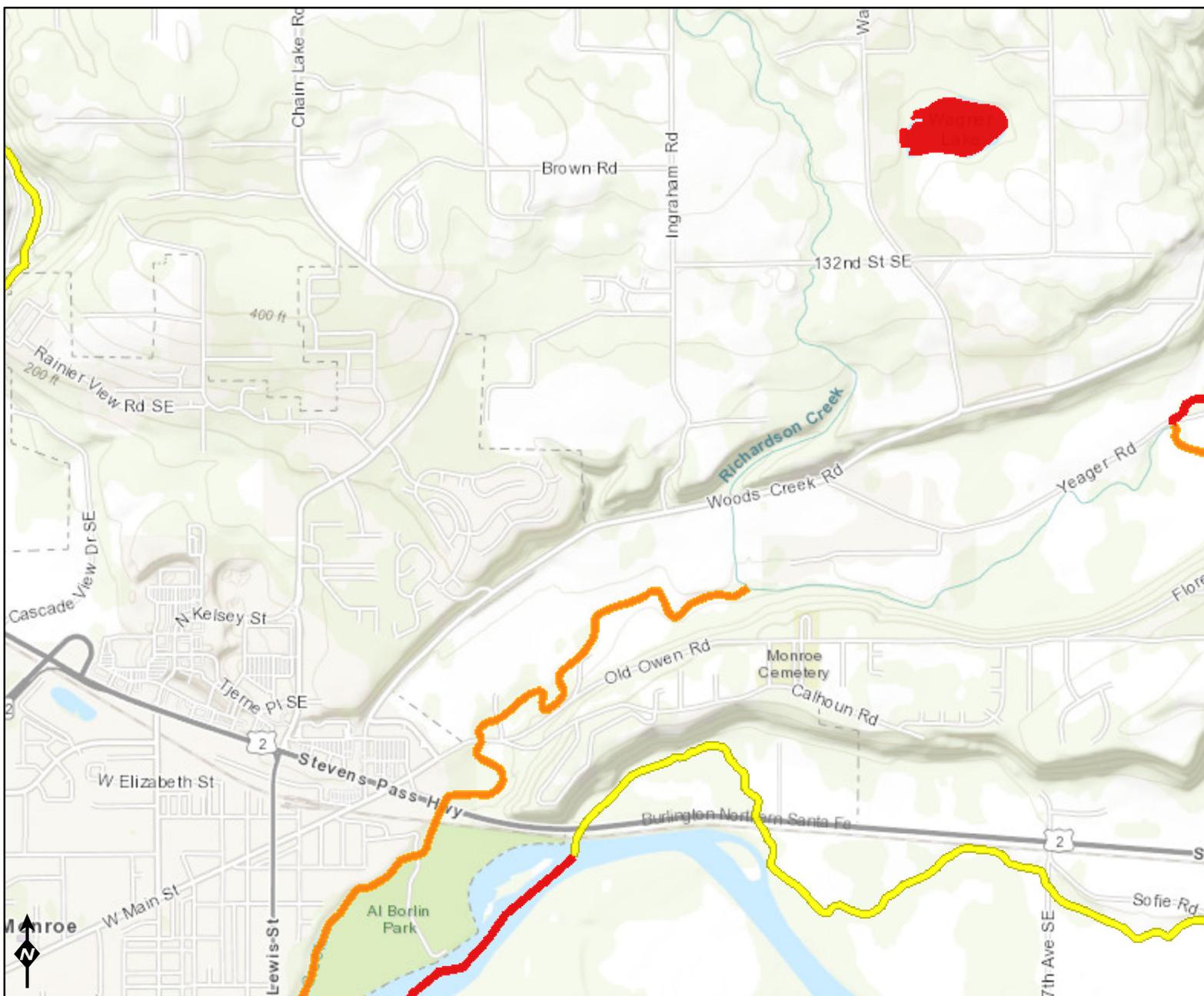
Diane Dent

Water Quality Program

diane.dent@ecy.wa.gov

360-407-6616

Water Quality Atlas Map



Assessed Waters/Sediment

Water

- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment

- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

A light blue abstract graphic element consisting of several overlapping, rounded shapes that create a sense of depth and movement, primarily located in the lower half of the page.

Appendix E

Site Photographs



Photo 1 — Water ponding in central portion of property.



Photo 2 — View north from TP-1 of Wetland A.



Photo 3 — View east from TP-2 of Wetland A.



Photo 4 — Upland area in northern portion of property.



Photo 5 — Transition from southern wetland boundary to upland.



Photo 6 — Wetland A continues off-site to the east.



Photo 7 — Soils at TP-1.



Photo 8 — Soils at TP-2.



Photo 9 — Soils at TP-3.



Photo 10 — Soils at TP-4.



Photo 11 — Soils at TP-5.



Photo 12 — Soils at TP-6.



Photo 13 — Soils at TP-7.



Photo 14 — Soils at TP-8.

This page intentionally left blank
for double-sided printing



**Comp List
for 13290 Chain Lake Rd
Monroe, WA 98272**

Address	Tax Parcel	Property Size	SFR Size (sf)	Bed/Bath	Garage Spaces	Notes
13029 200th Ave. SE, Monroe, WA 98272	*00913400001200	.74 ac	2853	3 / 2.5	3	Rambler, smaller lot, larger footprint
12531 Chain Lake Rd, Monroe, WA 98272	28073000302600	1.24 ac	2309	3. / 2	3	Rambler, large 3 car garage
13028 200th Ave SE, Monroe, WA 98272	*00913400002300	0.73	2530	3. / 2	2	Large rambler/footprint
12517 Chain Lake Rd, Snohomish, WA 98272	28073000301700	2.55 ac	6632	3. / 3	3	Large SFR, huge footprint
13907 Chain Lake Rd, Monroe, WA 98272	28073100201800	3.28 ac	2437	3. / 2	4	Large rambler/footprint
19210 130th PI SE, Snohomish, WA 98272	280625402900	1.19 ac	2406	4 / 2.75	7	Huge footprint with attached and detached garages.
19228 130th PI SE, Snohomish, WA 98272	28062500403500	1.22	2588	3. / 2	3	Rambler
12931 200th Ave SE, Monroe, WA 98272	*00913400001300	1.31 ac	2938	4 / 3.5	4	Large footprint with a large attached garage
18918 El Belle Paseo, Monroe, WA 98272	*004007000004	.76 ac	1972	3. / 3	3	Rambler, large garage
12911 Chain Lake Road, Snohomish, WA 98290	280730003400	12.47 ac	3448	4 / 3.5	6	Creek running through majority of property; area that SFR sits on is significantly smaller. Large 1536 sf detached garages.

**Average house size: 3011.3
Proposed house size: 2291**



CORRECTED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

LOCAL FILE NUMBER: SEPA2019-18

NAME OF PROPOSAL: Suschik Reasonable Use Permit and Variance

DESCRIPTION OF PROPOSAL: The proposal for the construction of a 3,150 square foot single family residence with a 4,331 square foot construction footprint and associated improvements on a 1.31 acre vacant property located at 13290 Chain Lake Road. The proposal includes access, parking, connection to existing utilities, and a stormwater plan. Two alternatives are proposed for the driveway location. One option includes wetland buffer impacts to the western property edge for a new driveway. The other option includes an easement for an existing shared driveway with the property to the west. A Category III wetland and associated 80 foot buffer resides in the center of the property. Mitigation bank credits are proposed to be purchased to offset impacts to the critical areas resulting from this project.

REASON FOR CORRECTION: The original MDNS contained conflicting and incorrect comment due dates.

LOCATION OF PROPOSAL: The site is located at 13290 Chain Lake Rd, Monroe, WA 98272 (tax parcel #28073100200200), an undeveloped property, SEC 31 TWP 28 RGE 07E 149.99FT OF W 209.99FT OF TH PTN N1/2 NE1/4 NW1/4 LY SLY OF CO RD. The single family residence project is proposed on the south end of the above mentioned property.

PROPONENT: Michael Suschik

LEAD AGENCY: City of Monroe

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

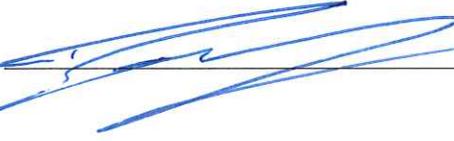
MITIGATION MEASURES:

1. An easement with the adjacent property owner shall be established to provide for an off-site septic drain field, in the event that the property owner is unable to hook up to the City's sanitary sewer system.
2. An easement with the adjacent property owner shall be established to provide for an off-site shared driveway to reduce impacts to the wetland and buffer.

3. Mitigation bank credits shall be purchased prior to building occupancy at a 1:1 ratio for a total of 18,000 square feet of purchased credits following the Chain Lake Road Critical Areas Study prepared by Confluence Environmental Company dated September 3, 2019.
4. Grading around the residence shall prevent channelized flow from lawns that would otherwise directly enter the buffer.
5. Runoff from impervious surfaces and new lawns shall be infiltrated and dispersed into the buffer.
6. Lights shall be directed away from the wetland.
7. Silt fence and temporary covers will be required when needed to control soils and water onsite.
8. Temporary fencing shall be installed prior to commencement of permitted activities.
9. Permanent fencing shall be installed to delineate the undisturbed areas of the wetland buffer and shall be installed prior to building occupancy.
10. Prior to the approval of any development permit, a notice of the NGPE shall be recorded to the title.

- There is no comment period for this MDNS.
- This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **January 30, 2020**.

Responsible Official: Ben Swanson, Community Development Director
 SEPA Responsible Official
 (360) 863-4544
 Monroe City Hall
 806 West Main Street
 Monroe, WA 98272
bswanson@monroewa.gov

Date: 1/14/2020 **Signature:** 

Date of Issuance: January 16, 2020

Deadline for Submitting Comments: 5:00 p.m. on January 30, 2020

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than 5:00 p.m. on **January 30, 2020**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 22.84. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

Staff Contact
 Questions about the proposal may be directed to Amy Bright, Associate Planner, at abright@monroewa.gov or (360) 863-4533.

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

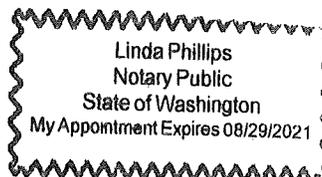
Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH887519 SEPA2019-18 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 01/16/2020 and ending on 01/16/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$125.46.

Leanna Hartell

Subscribed and sworn before me on this

16th day of January,
2020.



Linda Phillips

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
LEIGH ANNE BARR

CITY OF MONROE, WASHINGTON
CORRECTED MITIGATED DETERMINATION OF NON-
SIGNIFICANCE (MDNS)

LOCAL FILE NUMBER: SEPA2019-18 **NAME OF PROPOSAL:** Suschik Reasonable Use Permit and Variance **DESCRIPTION OF PROPOSAL:** The proposal for the construction of a 3,150 square foot single family residence with a 4,331 square foot construction footprint and associated improvements on a 1.31 acre vacant property located at 13290 Chain Lake Road. The proposal includes access, parking, connection to existing utilities, and a stormwater plan. Two alternatives are proposed for the driveway location. One option includes wetland buffer impacts to the western property edge for a new driveway. The other option includes an easement for an existing shared driveway with the property to the west. A Category III wetland and associated 80 foot buffer resides in the center of the property. Mitigation bank credits are proposed to be purchased to offset impacts to the critical areas resulting from this project. **REASON FOR CORRECTION:** The original MDNS contained conflicting and incorrect comment due dates. **LOCATION OF PROPOSAL:** The site is located at 13290 Chain Lake Rd, Monroe, WA 98272 (tax parcel #28073100200200), an undeveloped property, SEC 31 TWP 28 RGE 07E 149.99FT OF W 209.99FT OF TH PTN N1/2 NE1/4 NW1/4 LY SLY OF CO RD. The single family residence project is proposed on the south end of the above mentioned property. **PROPOSER:** Michael Suschik **LEAD AGENCY:** City of Monroe **THRESHOLD DETERMINATION:** The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. **MITIGATION MEASURES:** 1.) An easement with the adjacent property owner shall be established to provide for an off-site septic drain field, in the event that the property owner is unable to hook up to the City's sanitary sewer system. 2.) An easement with the adjacent property owner shall be established to provide for an off-site shared driveway to reduce impacts to the wetland and buffer. 3.) Mitigation bank credits shall be purchased prior to building occupancy at a 1:1 ratio for a total of 18,000 square feet of purchased credits following the Chain Lake Road Critical Areas Study prepared by Confluence Environmental Company dated September 3, 2019. 4.) Grading around the residence shall prevent channelized flow from lawns that would otherwise directly enter the buffer. 5.) Runoff from impervious surfaces and new lawns shall be infiltrated and dispersed into the buffer. 6.) Lights shall be directed away from the wetland. 7.) Silt fence and temporary covers will be required when needed to control soils and water onsite. 8.) Temporary fencing shall be installed prior to commencement of permitted activities. 9.) Permanent fencing shall be installed to delineate the undisturbed areas of the wetland buffer and shall be installed prior to building occupancy. 10.) Prior to the approval of any development permit, a notice of the NGPE shall be recorded to the title. This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by January 30, 2020. **Responsible Official:** Ben Swanson, Community Development Director, SEPA Responsible Official, (360) 863-4544, Monroe City Hall, 806 West Main Street, Monroe, WA 98272, bswanson@monroewa.gov. **Date of Issuance:** January 16, 2020 **Deadline for Submitting Comments:** 5:00 p.m. on January 30, 2020 **Appeals:** You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than 5:00 p.m. on January 30, 2020. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on

Classified Proof

City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 22.84. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals. Staff Contact: Questions about the proposal may be directed to Amy Bright, Associate Planner, at abright@monroewa.gov or (360) 863-4533.
Published: January 16, 2020. EDH887519



**AFFIDAVIT OF EMAILING
NOTICE OF MDNS**

STATE OF WASHINGTON) 13290 Chain Lake Rd Monroe, WA 98272
Address

COUNTY OF SNOHOMISH) Suschik Reasonable Use Exception and Variance –
RU2019-01 & VR2019-01
Application Name and File #

I, Leigh Anne Barr (print name) being first duly sworn on oath, depose and say: That on the 10th day of January, 2020, I emailed the **Notice of Mitigated Determination of Non Significance for the Suschik Reasonable Use Exception and Variance** to public agencies. Attached is a list of names and addresses to whom this information was mailed to.

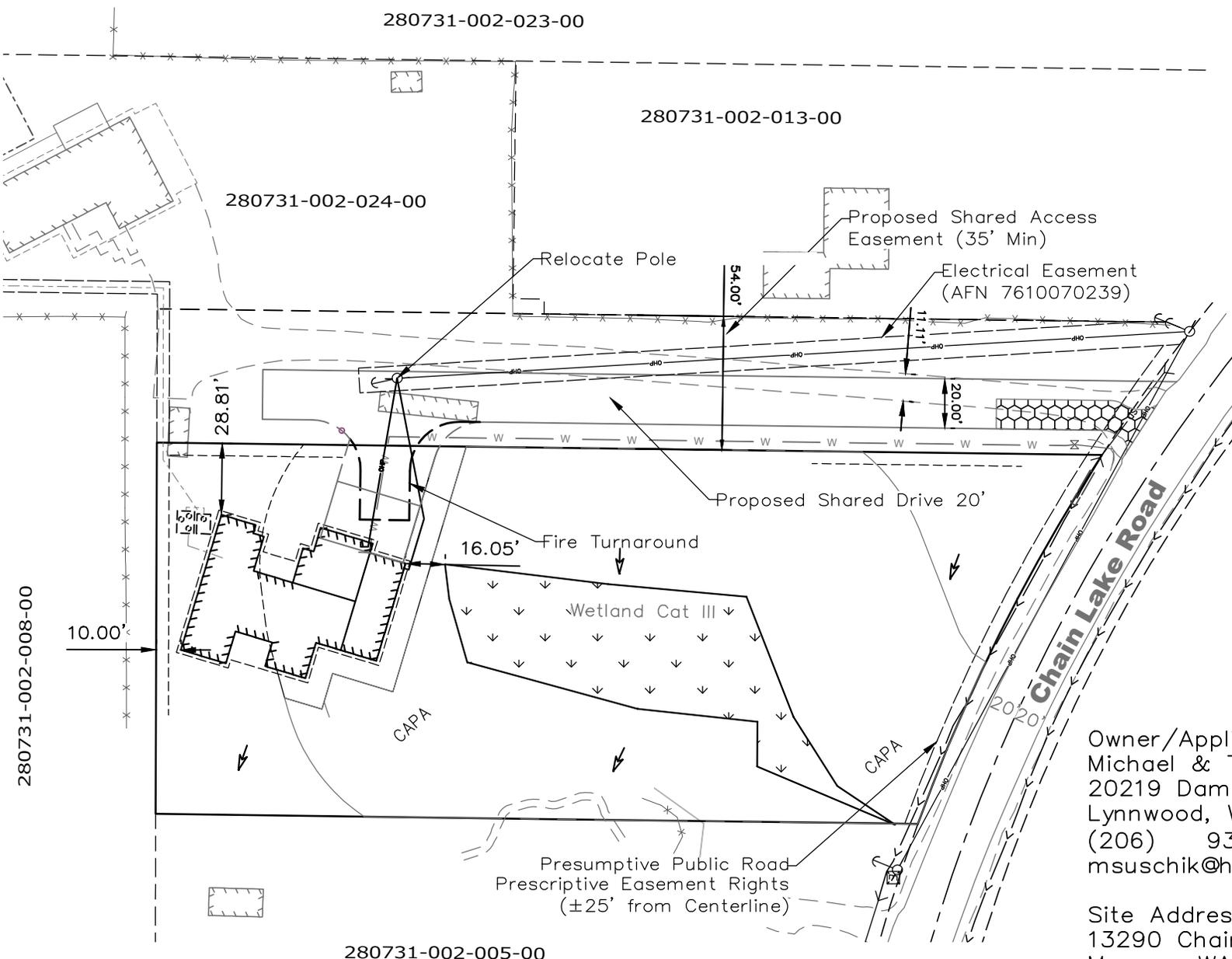
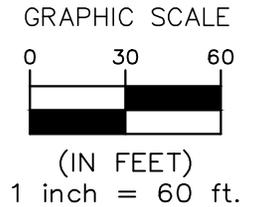
I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

L. Barr
Signed

1/10/2020
Date

separegister@ecy.wa.gov; pspirito@sno-isle.org; lanthony@sno-isle.org; Justin.fontes@ftr.com;
david.matulich@pse.com; john_warrick@cable.comcast.com; crenderlein@snopud.com;
Kate.Tourtellot@commtrans.org; Neilwheeler@comcast.net; Eileen.lefebvre@providence.org;
piplicd@monroe.wednet.edu; Gretchen.Kaehler@DAHP.wa.gov; Diane.Rolph@co.snohomish.wa.us;
mfitzgerald@snofire7.org; k.kerwin@snoco.org; SEPA@pscleanair.org; stevev@pscleanair.org;
eip@parks.wa.gov; sposner@utc.wa.gov; kmclain@agr.wa.gov; ike.nwankwo@commerce.wa.gov;
reviewteam@commerce.wa.gov; sepadesk@dfw.wa.gov; efheinitz@doc1.wa.gov;
sepacenter@dnr.wa.gov; ramin.pazooki@wsdot.wa.gov; randy.kline@parks.wa.gov;
somers.elaine@epa.gov; Stan.Allison@faa.gov; Karen.Wood-McGuinness@fema.dhs.gov; kjoseph@sauk-
suiattle.com; njoseph@sauk-suiattle.com; jjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov;
klyste@stillaguamish.com; pstevenson@stillaguamish.com; newstips@heraldnet.com;
mmuscari@esassoc.com; info@PPTValley.org; tom.laufmann@sno.wednet.edu;
rooseveltwater@frontier.com; staff@highlandwaterdistrict.com; bewood@snopud.com;
faye.ryan@pse.com; dan.o.olson@williams.com; shannon.fleming@snoco.org; zlamebull@tulaliptribes-
nsn.gov; wrightp@wsdot.wa.gov; mrobenland@doc1.wa.gov; mannixj@monroe.wednet.edu;
JPrichard@republicservices.com; rodrijr@dshs.wa.gov; ehquestions@snohd.org;
Quinten.schmit@snoco.org; serviceaddresscorrec@pse.com; laura.blackmore@psp.wa.gov;
wcr.nepa@noaa.gov; apellham@snohd.org; stephen.semenick@BNSF.com;
David.McConnell@co.snohomish.wa.us; msuschik@hotmail.com

CAPA Limits shown. Please refer to Confluence Environmental Company for information on buffers and impacts.

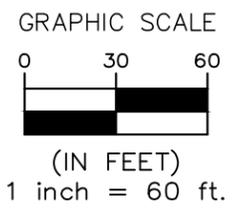
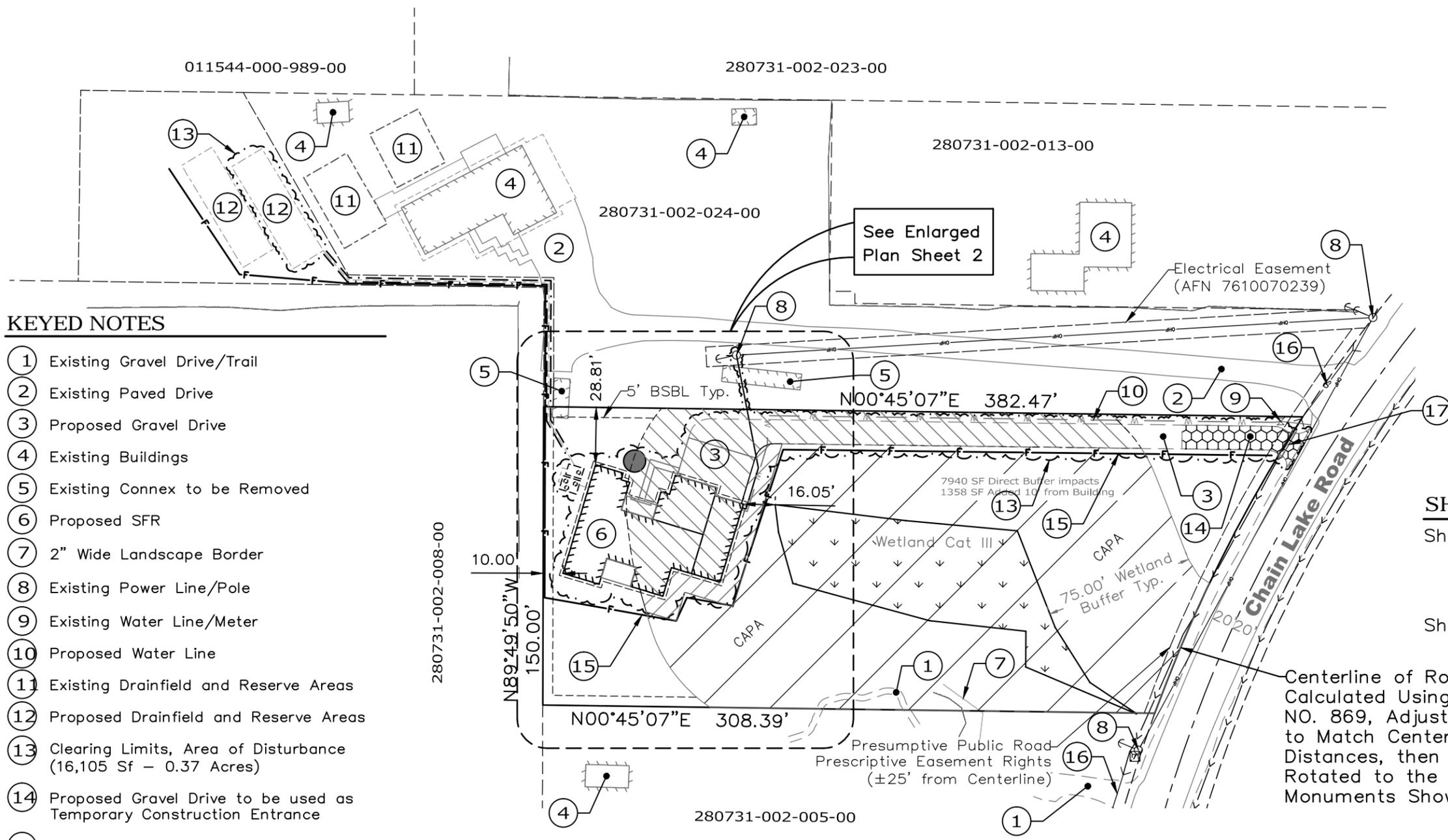


RECEIVED
11/07/2019
CITY OF MONROE

Owner/Applicant/Contact:
Michael & Tamara Suschik
20219 Damson Rd
Lynnwood, WA 98036
(206) 930-4616
msuschik@hotmail.com

Site Address:
13290 Chain Lake Rd
Monroe, WA 98272

PTN: 280731-002-002-00



KEYED NOTES

- ① Existing Gravel Drive/Trail
- ② Existing Paved Drive
- ③ Proposed Gravel Drive
- ④ Existing Buildings
- ⑤ Existing Connex to be Removed
- ⑥ Proposed SFR
- ⑦ 2" Wide Landscape Border
- ⑧ Existing Power Line/Pole
- ⑨ Existing Water Line/Meter
- ⑩ Proposed Water Line
- ⑪ Existing Drainfield and Reserve Areas
- ⑫ Proposed Drainfield and Reserve Areas
- ⑬ Clearing Limits, Area of Disturbance (16,105 Sf - 0.37 Acres)
- ⑭ Proposed Gravel Drive to be used as Temporary Construction Entrance
- ⑮ Silt Fence to be used During Construction
- ⑯ Existing Culvert
- ⑰ Proposed 12" Culvert to be Installed under Drive

LEGEND

- Clearing & Grading Limits
- Existing & Proposed Flow Arrow
- Fence
- Wetlands
- CAPA

Call 48 Hours
Before You Dig
1-800-424-5555
or 8-1-1

SHEET INDEX

- Sheet 1 Cover Sheet & Overall Site Plan
- Sheet 2 Partial Site Plan

Centerline of Road Right-of-Way was Calculated Using County Road Survey NO. 869, Adjusting Curves as Needed to Match Centerline Stationing Distances, then Proportioned and Rotated to the Found Section Monuments Shown Hereon.

NOTES

Owner/Applicant/Contact:
Michael & Tamara Suschik
20219 Damson Rd
Lynnwood, WA 98036
(206) 930-4616
msuschik@hotmail.com

Site Address:
13xxx Chain Lake Rd
Monroe, WA 98272

PTN: 280731-002-002-00

Site Grading:
Cut/Fill: 346 CY balanced used under parking/drive per site plan.

Hard Surfaces:

Added NPGHS	4,331 S.f.
Added Drive/Parking PGHS	4,500 S.f.
Total Added/Replacement Impervious	8,831 S.f.

All Hard Surface is Dispersed per BMP T5.12 and T5.10B

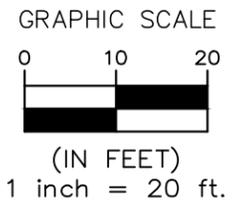
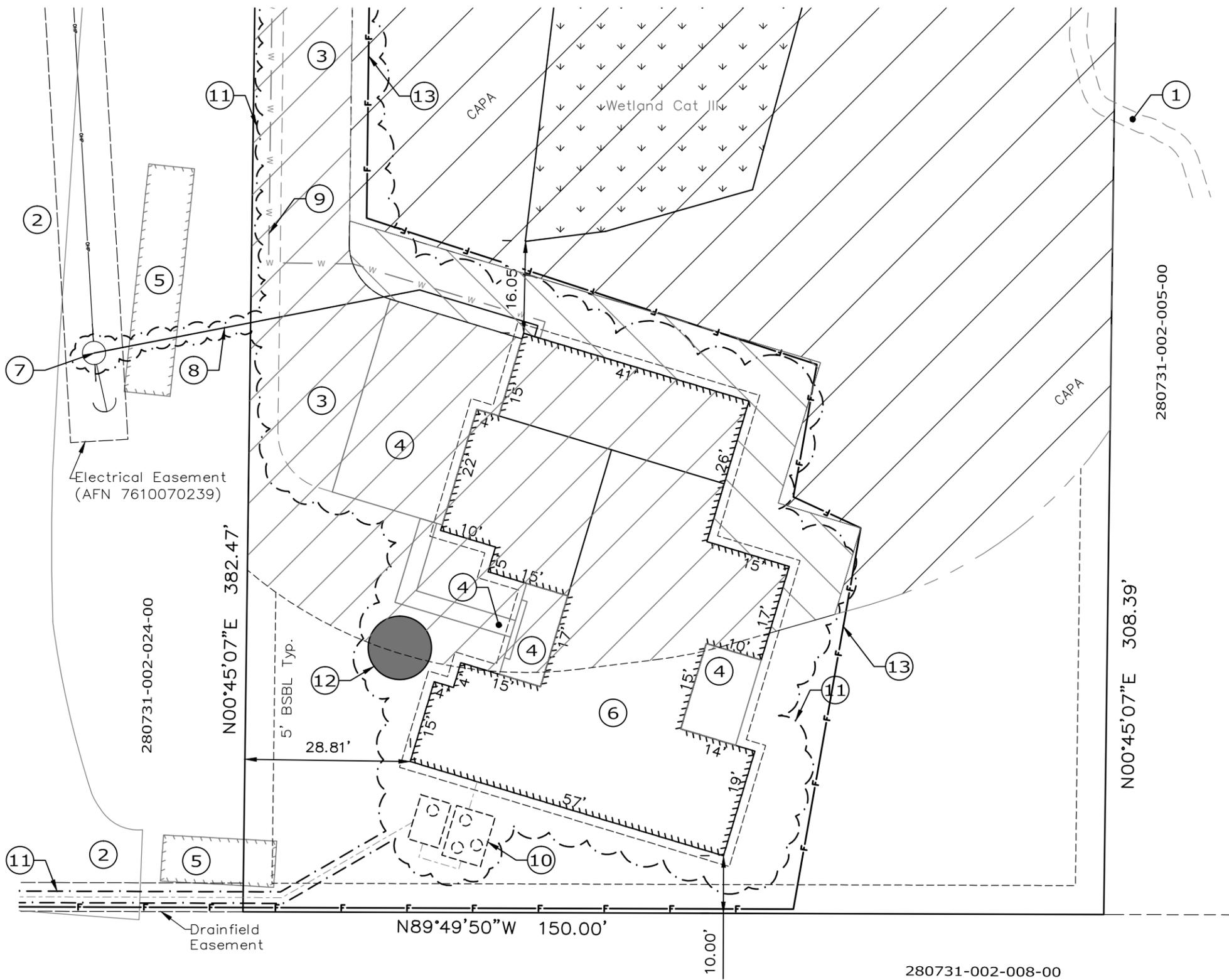
RECEIVED
11/07/2019
CITY OF MONROE

DRAWN:	DNH
DESIGNED:	RDH
APPROVED:	RDH
DATE:	12/20/18
PROJECT NO.:	30834
SCALE:	1" = 60'

Design Build Services, Inc.
Engineering & Construction Management
28119 - 120th St. S.E., Monroe, WA 98272
Phone/Fax: (360) 793-9659
E-Mail: rheid@dbsmonroe.com

Suschik Site Plan
13xxx Chain Lake Rd
Monroe, WA 98272

Cover Sheet & Overall Site Plan



KEYED NOTES

- ① Existing Gravel Trail
- ② Existing Paved Drive
- ③ Proposed Gravel Drive
- ④ Proposed Concrete Slab/Walk
- ⑤ Existing Connex to be Removed
- ⑥ Proposed SFR
- ⑦ Existing Power Line/Pole
- ⑧ Proposed Power Line
- ⑨ Proposed Water Line
- ⑩ Proposed Septic Tanks
- ⑪ Clearing Limits, Area of Disturbance (16,105 Sf – 0.37 Acres)
- ⑫ Temporary Dirt Stockpile to be Covered Within 24 Hours
- ⑬ Silt Fence to be used During Construction

LEGEND

See Page 1

DRAWN:	DNH
DESIGNED:	RDH
APPROVED:	RDH
DATE:	12/20/18
PROJECT NO.:	30834
SCALE:	1" = 20'

Design Build Services, Inc.
 Engineering & Construction Management
 28119 - 120th St. S.E., Monroe, WA 98272
 Phone/Fax: (360) 793-9659
 E-Mail: rheid@dbsmonroe.com

PFN: 18-____RK

Suschik Site Plan
 13xxx Chain Lake Rd
 Monroe, WA 98272
 Partial Site Plan

Call 48 Hours
 Before You Dig
 1-800-424-5555
 or 8-1-1