Snohomish County Public Works

Wetlands and Fish & Wildlife Habitat Conservation Areas Checklist, Critical Area Study and Mitigation Plan for Minor Development Activities (SCC 30.62A)

Project Name: TALOTAM Lodge Acquisition- Stillaguamish River
Completed by ENVS Staff: Erin Harker
Date: March 31, 2020

Project#/SFG# RR43056

Checklist Directions
This checklist is intended to demonstrate compliance with SCC 30.62A for minor development activities. Although minor development activities are allowed to occur within wetlands, fish and wildlife habitat conservation areas (FWHCA) or buffer, compliance with 30.62A.140 (critical area study content requirements) and 30.62A.150 (mitigation plan requirements) is required for any activity that occurs in wetlands, fish and wildlife habitat conservation areas and/or within a buffer. The project must comply with best management practices (BMPs) adopted through rulemaking pursuant to chapter 30.82 SCC and all known and available reasonable technology (AKART) appropriate for compliance with chapter 30.62A. If it is determined that no further review is required under 30.62A, the project may still require compliance with SCC 30.62 B & C.

Section 1. Project Site and Project Description
Describe the project site (SCC 30.915.350) and proposed activities. Include a vicinity map.

The approximately 2.12-acre site consists of six parcels with a two story lodge (constructed in 1968), cabin, garage, outbuildings, well house, septic, and driveway, is located at 17115 116th Place Northeast (Tax parcel numbers 00551400004200, 00551400004301, 30061100100600, 30061100100700, 00627300002700, and 00627300002701), Arlington, in Section 11, Township 30N, Range 6E, W.M., in unincorporated Snohomish County (Fig. 1). The main lodge is located approximately 125 feet landward from the ordinary high water mark (OHWM) of the South Fork Stillaguamish River.

FEMA considers the property a substantially damaged property and agrees to fund the flood mitigation strategy for acquisition and demolition of existing improvements. Following acquisition, the lodge and all other structures will be demolished, the septic and well decommissioned, and the driveway decompacted (Fig 2 and photos). The property is located in a designated “Resource” shoreline environment. The site vegetation is dominated by an over-story of mature upland coniferous forest with maintained understory of native and ornamental shrubs. All disturbed areas will be stabilized with mulch and planted with native plants. Other native vegetation will be preserved when possible and the site will be restored to native conditions by planting with native trees and shrubs. The goals of the project are to reestablish native vegetation communities appropriate for the landscape position, increase floodplain roughness, and return the habitat to natural conditions.

Removal of the existing structures and planting of native vegetation are not considered “development “under WAC 173-27-030(6) and therefore not subject to a shoreline permit.
Section 2. Is the project a minor development activity exception? (SCC 30.62A.510)

Use the checklist items below to identify the minor development activity exception. SCC 30.62A.510(3)(g), which allows development activities within wetlands, is not included because Public Works typically produces a Critical Areas Study for such projects to use for the Corps application.

Section 2A. Does the project meet the minor development definitions of SCC 30.62A.510(3)?

☒ Yes ☐ No  Do all project activities meet the definition of a minor development activity? If yes, check the relevant box below. If no, the project is not a minor development activity.

☐ Normal maintenance and repair that does not expand the footprint of existing:
  • improved public and private road rights-of-way
  • utility corridors
  • trails
  • utility facilities
  • flood protection and bank stabilization structures
  • stormwater facilities
  • structures

☐ Minor replacement, modification, extension, installation, or construction by a utility purveyor in an improved public road right-of-way;

☐ Minor replacement or modification of existing facilities by a utility purveyor in an improved utility corridor;

☐ Minor replacement or modification by a utility purveyor of individual utility service lines connecting to a utility distribution system;

☐ Minor replacement, modification, minor installation or construction in an improved road right-of-way by the county or by the holder of a current right-of-way use permit;

☒ Minor replacement, modification or installation of drainage, water quality or habitat enhancement projects;

☐ Survey or monument placement;

☐ Removal of invasive weeds (see invasive weed list).

☐ Felling or topping of hazardous trees based on review by a qualified arborist and the felled trees will be left in the buffer, stream, wetland, or lake from which was cut.

Section 2B. Does the project have minor impacts?

These definitions were included for the purposes of interpreting SCC 30.62A.510(3) for Snohomish County Public Works activities.

☒ Yes ☐ No  Do all project activities meet any of the following? If yes, check the relevant box below. If no, the project is not a minor development activity and requires a Critical Area Study.

☒ The activity avoids all impacts to streams, lakes, marine waters, or wetlands.

☒ The activity avoids impacts to native forested buffers.

☒ The activity impacts less than 2,500 square feet of non-native or herbaceous buffer vegetation.

☒ The activity impacts less than 1,000 square feet of native shrub buffer vegetation.
Section 3. Critical Areas Description
Discuss all wetlands, FWHCAs, and buffers present within 300 ft. of the site. Discuss Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) within the study area. Include classification of all streams, wetlands or lakes pursuant to SCC 30.62A.230 as needed. Include a site plan as an attached figure.

The Ordinary High Water Mark (OHWM) of the South Fork Stillaguamish River is located approximately 125 feet south of the lodge. The river is categorized as “Type S”, a fish bearing stream that supports Puget Sound Chinook salmon (Oncorhynchus tshawytscha), Puget Sound steelhead (O. mykiss), and bull trout (Salvelinus malma) and is a designated “Shoreline Of The State.” These species are listed as “threatened” under Section 7 of the Endangered Species Act (ESA). Type S streams are required to have 150-foot wide buffers extending landward from a river’s OHWM, pursuant to Snohomish County Code (SCC) Chapter 30.62A. In addition to the threatened species listed above, the WDFW PHS Map also identifies chum, coho, sockeye, pinks, cutthroat trout, and their breeding habitat as occurring in the South Fork of the Stillaguamish River.

A Wetland (Wetland A) was identified on the northwest portion of the subject site. Wetland A is a Cat III, depressional, Palustrine Scrub-shrub Emergent Seasonally Saturated wetland (PSSEMB) with a habitat score of 5. Cat III wetlands with a habitat score of 5 or higher are subject to a 110-foot buffer per to SCC 30.62A.320(1)(a). Another small wetland area (unnamed) was identified at the base of the steep slope in the portion of the subject site. This small area was not rated, and is unregulated since it is under 5,000 sf (SCC 30.62A.510(3)(g)). Regardless, Snohomish County is putting a 50-foot buffer on this wetland.

Section 4. Description of Critical Areas Impacts
Describe all impacts to wetlands, FWHCAs, and buffers present within 200 ft of the development activity. Include location of impacts on the attached site plan.

All work will occur within a Fish and Wildlife Habitat Conservation Area, specifically, within a primary association area for critical (listed) species. The impervious surfaces will be removed and disturbed areas will be restored with mulch and native plant species.

Section 5. Minimization
Describe how possible impacts to wetlands, FWHCAs and buffers have been minimized?
Areas of disturbance will be limited to the footprints of the existing constructed features: structures, driveway, paths, and rockeries. Prior to demolition, BMPs will be installed as needed to avoid sedimentation to adjacent properties and critical areas. Onsite native trees and shrubs will be protected.

Section 6. Description of BMPs and/or Proposed Mitigation
Describe the proposed BMPs and mitigation for critical area impacts. Briefly describe existing functions and values and specify how lost functions and values will be replaced.

The goals of the mitigation are to establish native vegetation communities appropriate for the landscape position, increase floodplain roughness, and return the habitat to natural conditions. All disturbed areas will be covered with 6 inches of weed free straw or wood mulch. Planting areas will be cleared of non-native, invasive vegetation and planted with native trees and shrubs. When possible, any identified hazard or dead trees will be assessed by a certified arborist and converted to wildlife snags.

Standard Temporary Erosion and Sediment Control (TESC) measures and Best Management Practices (BMPs) have been incorporated into the proposed project to avoid and minimize impacts to critical areas in the project area.

YES: N/A:
☒ ☐ Install temporary erosion and sediment control (TESC) measures including orange temporary construction fencing (or alternative) and sedimentation control fencing.
☒ ☐ Invasive species and or weed removal/control
☐ ☒ Clear and grub mitigation area
☐ ☒ N/A inches of compost soil amendment or topsoil will be incorporated into soils by rototilling to a minimum depth of N/A inches.
☒ ☐ Following plant installation, the planting area will receive mulch.
Section 7. Impervious Surfaces
Restrictions on impervious surfaces within buffers and within 300 feet of any stream, lake, wetland and marine waters that contain salmonids are detailed in SCC 30.62A.320(1)(c). Use the checklist below to verify that the project is consistent with requirements for new impervious surface.

Approximately 20,000 square feet of impervious surface will be removed by demolishing structures and scarifying the compacted driveway.

☐ Yes ☐ No Project complies with impervious surface requirements per SCC 30.62A.320(1)(c). If yes, check the relevant boxes to demonstrate how the project complies.

☐ No new effective impervious surfaces are proposed within the buffer of streams, wetlands, lakes or marine waters.

☐ For development activities occurring within buffers and that create 5,000 square feet or greater of impervious surface, it has been demonstrated that the infiltration best management practices (BMPs) from the Snohomish County Drainage Manual will completely infiltrate (100 percent) the 25-year design storm within 24 hours (or 48 hours for the 100-year storm) from new impervious surfaces. Infiltration shall conform with drainage requirements contained in SCC 30.63A.210, the Snohomish County Drainage Manual, and section 5.14 of the Engineering Design and Development Standards (EDDS).

☐ For development activities occurring outside of buffers and within 300 feet of salmonid bearing streams, wetlands, lakes and marine waters, it has been demonstrated that the infiltration BMPs from the Snohomish County Drainage Manual will infiltrate 90 percent of the 25-year design storm within 24 hours (or 48 hours for the 100-year storm) from new impervious surfaces. Infiltration shall conform with drainage requirements contained in SCC 30.63A.210, the Snohomish County Drainage Manual, and section 5.14 of the EDDS.

☐ For development activities within buffers or within 300 feet of salmonid bearing streams, wetlands, lakes and marine waters that create less than 5,000 square feet of impervious surface, the design meets the Low Impact Development (LID) Guidance Manual standards adopted in SCC30.63C.010.

☐ The project creates 5,000 square feet or greater of new impervious surface within critical area buffers and it can be demonstrated that the infiltration BMP will completely (100 percent) percolate the design storm volume from the new impervious surface within 24 hours (or 48 hours for the 100-year storm).

☐ The site is unable to meet the above infiltration requirements, due to soils, proximity to unstable slopes, proximity to landslide areas or a high ground water table and innovative development design (IDD) has been proposed pursuant to SCC 30.62A.350(1).

ATTACHMENTS:
Vicinity Map
Aerial Map
Photos
Figure 1: Project Vicinity
Figure 2. Site Aerial

Key to Features:
- Subject Property
- Parcels

Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.
Photographs

Photograph 1. Main lodge, to be removed.

Photograph 2. View of back of main lodge and attached bridge, to be removed.
Photograph 3. Outbuilding to be removed.

Photograph 4. Garage to be removed.
Photograph 5. Cabin to be removed.

Photograph 6. Well house and open shed to be removed.
Photograph 7. Well to be decommissioned and rock berm to be removed.

Photograph 8. Septic to be decommissioned.
Photograph 9. Landscaping features to be removed.

Photograph 10. Gravel driveway to be decompacted.
Photograph 11. Foundation on upper terrace to be removed.

Photograph 12. Wetland A: Cat III, depressional, PSSEMB wetland
Photograph 13. Wetland A: Cat III, depressional, PSSEMB wetland

Photograph 14a. Water feature fed by French drains at top of hillslope.
Photograph 14b. Water feature fed by French drains at top of hillslope.
Photograph 15. South Fork Stillaguamish River.