

15.30.340 Streams – Development Standards

A development proposal on a site containing a stream shall meet the following requirements.

A. The following minimum buffers shall be established from the ordinary high water mark (OHWM) or from the top of the bank if the OHWM cannot be identified:

1. A Class 1 stream shall have a one hundred (100) foot buffer;

→ 2. A Class 2 stream used by salmonids shall have a one hundred (100) foot buffer;

3. A Class 2 stream not used by salmonids shall have a fifty (50) foot buffer;

4. A Class 3 stream shall have a twenty-five (25) foot buffer;

5. Any stream restored, relocated, replaced or enhanced because of a stream alteration shall have the minimum buffer required for the stream class involved;

6. Any stream with an OHWM within twenty-five (25) feet of the toe of a slope thirty percent (30%) or steeper, but less than forty percent (40%), shall have:

a. The minimum buffer required for the stream class involved or a twenty-five (25) foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that stream class; or

b. A twenty-five (25) foot buffer beyond the minimum buffer required for the stream class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that stream class; and

7. Any stream adjoined by a riparian wetland or other contiguous sensitive area shall have the buffer required for the stream class involved or the buffer which applies to the wetland or other sensitive area, whichever is greater;

B. Buffer width averaging may be allowed by the City if it will provide additional protection, as long as the total area contained in the buffer on the development proposal site does not decrease; and

C. The use of hazardous substances, pesticides and fertilizers in the stream corridor and its buffer is prohibited unless specifically allowed by the City.
(Ord. 92-1041 § 1)

wetland and that greater biologic and hydrologic functions will be achieved. The formulas in subsection E of this section shall apply to replacement and enhancement off the site.

G. Surface water management or flood control alterations including, but not limited to, wetponds shall not constitute replacement or enhancement unless other functions are simultaneously improved.

H. Mitigation sites should be located to alleviate wildlife habitat fragmentation and avoid impacts to and prevent loss of farmable land within agricultural production districts. (Ord. 14045 § 48, 2001: Ord. 13190 § 23, 1998: Ord. 11621 § 79, 1994: Ord. 10870 § 481, 1993).

KING COUNTY CODE

(King County 3-2001)
ENVIRONMENTALLY SENSITIVE AREAS


21A.24.345 - 21A.24.360

21A.24.345 Wetlands: mitigation banking. King County may consider and approve replacement or enhancement of unavoidable adverse impacts to wetlands caused by the development activities through an approved wetland mitigation bank. Wetland mitigation banking is not allowed in the agricultural production districts if the purpose is to compensate for filling wetlands for development outside of the agricultural production districts. Compensatory mitigation in advance of authorized impacts must be provided through an approved mitigation bank. Criteria governing the creation and use of a mitigation bank shall be established in administrative rules. A pilot project or projects, complete with evaluation should be initiated that would test the viability of the mitigation bank concept before to its full implementation. (Ord. 14045 § 49, 2001: Ord. 11621 § 72, 1994).

21A.24.350 Wetlands: Limited exemption. Isolated wetlands less than 1000 square feet may be exempted from the provisions of K.C.C. 21A.24.320 - 21A.24.340 and may be altered by filling or dredging if King County determines that the cumulative impacts do not unduly counteract the purposes of this chapter and are mitigated pursuant to an approved mitigation plan. (Ord. 10870 § 482, 1993).

21A.24.360 Streams: Development standards. A development proposal on a site containing a stream shall meet the following requirements:

A. The following minimum buffers shall be established from the ordinary high water mark or from the top of the bank if the ordinary high water mark cannot be identified:

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1. A class 1 stream shall have a 100-foot buffer;
 2. A class 2 stream used by salmonids shall have a 100-foot buffer;
 3. A class 2 stream shall have a 50-foot buffer;
 4. A class 3 stream shall have a 25-foot buffer;
 5. In the Bear Creek Basin, class 1 and 2 streams used by salmonids, shall have a 150-foot buffer;
 6. In the Bear Creek Basin, a class 2 stream not used by salmonids, shall have a 100-foot buffer;
 7. In the Bear Creek Basin, a class 3 stream shall have a 50-foot buffer except in designated regionally significant resource areas where a class 3 stream shall have a 100-foot buffer;
 8. Any stream restored, relocated, replaced or enhanced because of a stream alteration shall have the minimum buffer required for the stream class involved;
 9. Any stream with an ordinary high water mark within 25 feet of the toe of a slope 30% or steeper, but less than 40%, shall have:
 - a. the minimum buffer required for the stream class involved or a 25-foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that stream class; or
 - b. a 25-foot buffer beyond the minimum buffer required for the stream class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that stream class; and