

CASE STUDY #1**MR. JONES' ADDITION - EXAMPLE A**

CIRCUMSTANCES: Mr. Jones' owns an existing residence on a conforming lot that has frontage on Maddox Creek. There is a depressional wetland located on the adjacent property and a portion of the wetland buffer is located on Mr. Jones' property. The house is rectangular and located wholly within the Management Zone. The creek is an open system with a low gradient and is fish bearing. The stream buffer is partially degraded.

PROJECT: Mr. Jones has applied for a building permit to add a modest addition to the river side of his house. The proposed addition is located within the Default Stream buffer, but is located outside of the Ecosystem Alternative standard stream buffer. He has chosen to opt for the Ecosystem Buffer Alternative in Chapter 15.40.120.

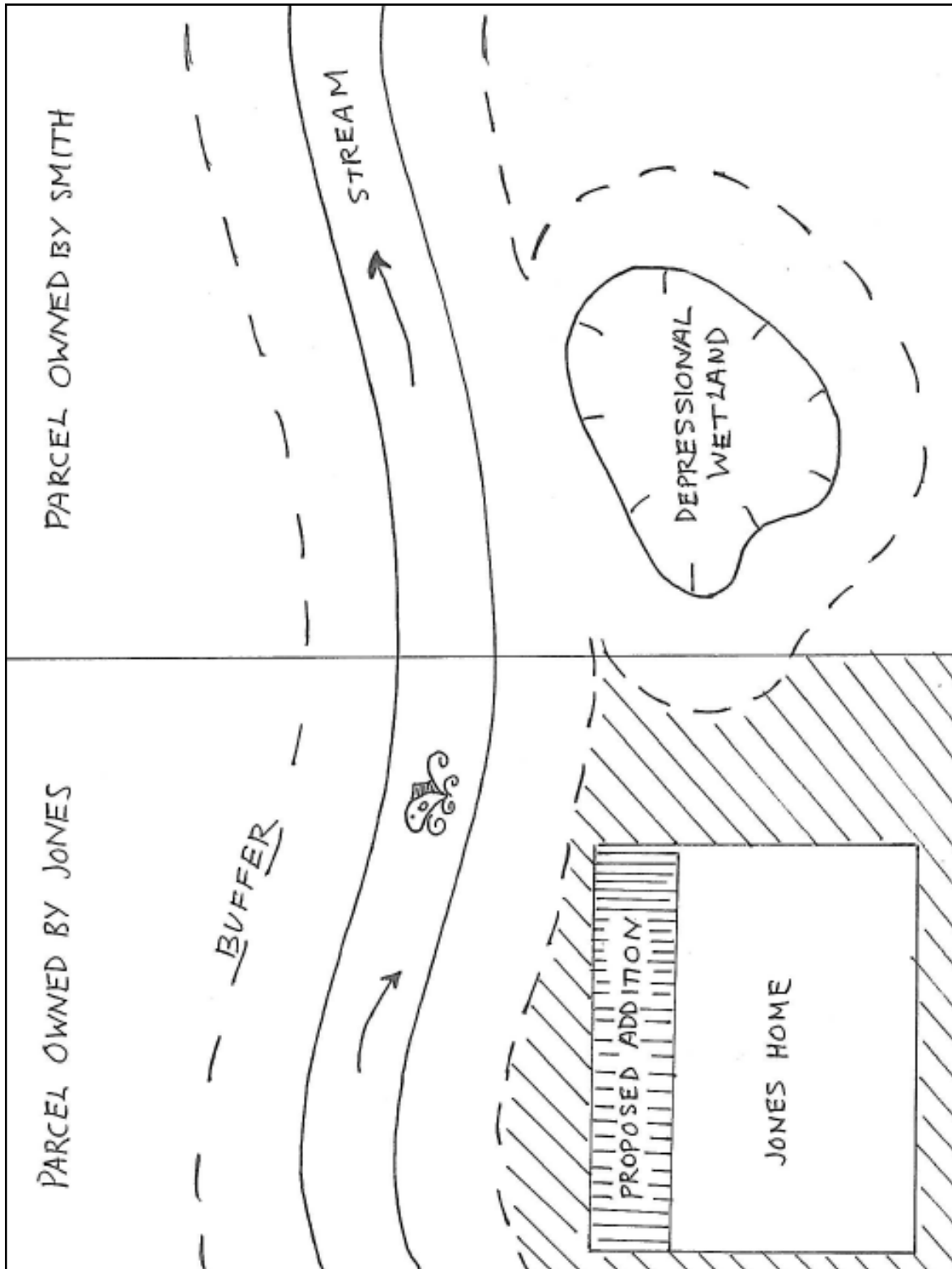
IMPACTS: The project will add 300 square feet of new building footprint within the Management Zone, but will not require the removal of any trees.

APPLICABLE CODE PROVISIONS:

- 15.40.120.D.3 Maddox Creek
- 15.40.120.D.3 Table C open system
low gradient
Type F stream
- 15.40.120.D.f.i.(a) contribution to CAO fund

RESOLUTION: Mr. Jones will be required to make a payment to the CAO Management Fund in the amount of \$450 (300 square x \$1.50). He will also be required to enhance the degraded portions of the stream buffer based on prescriptive measures provided by the City Biologist. In addition, he will also be required to upgrade on-site drainage to current City standards.

Case Study #1



CASE STUDY #2**MR. JONES' ADDITION - EXAMPLE B**

CIRCUMSTANCES: Mr. Jones' owns an existing residence on a conforming lot that has frontage on Maddox Creek. There is a depressional wetland located on the adjacent property and a portion of the wetland buffer is located on Mr. Jones' property. The house is rectangular and located wholly within the Management Zone. The creek is an open system with a low gradient and is fish bearing. The stream buffer is partially degraded.

PROJECT: Mr. Jones just won the lottery. Mr. Jones has applied for a building permit to completely remodel his home, which includes 1,200 square foot addition to his house. Since the proposed addition would intrude into the stream buffer, he must use the Ecosystem Buffer Alternative in Chapter 15.40.120.

IMPACTS: The project will add 1,200 square feet of new building footprint within the Management Zone. 400 square feet is located within the Standard Buffer.

APPLICABLE CODE PROVISIONS:

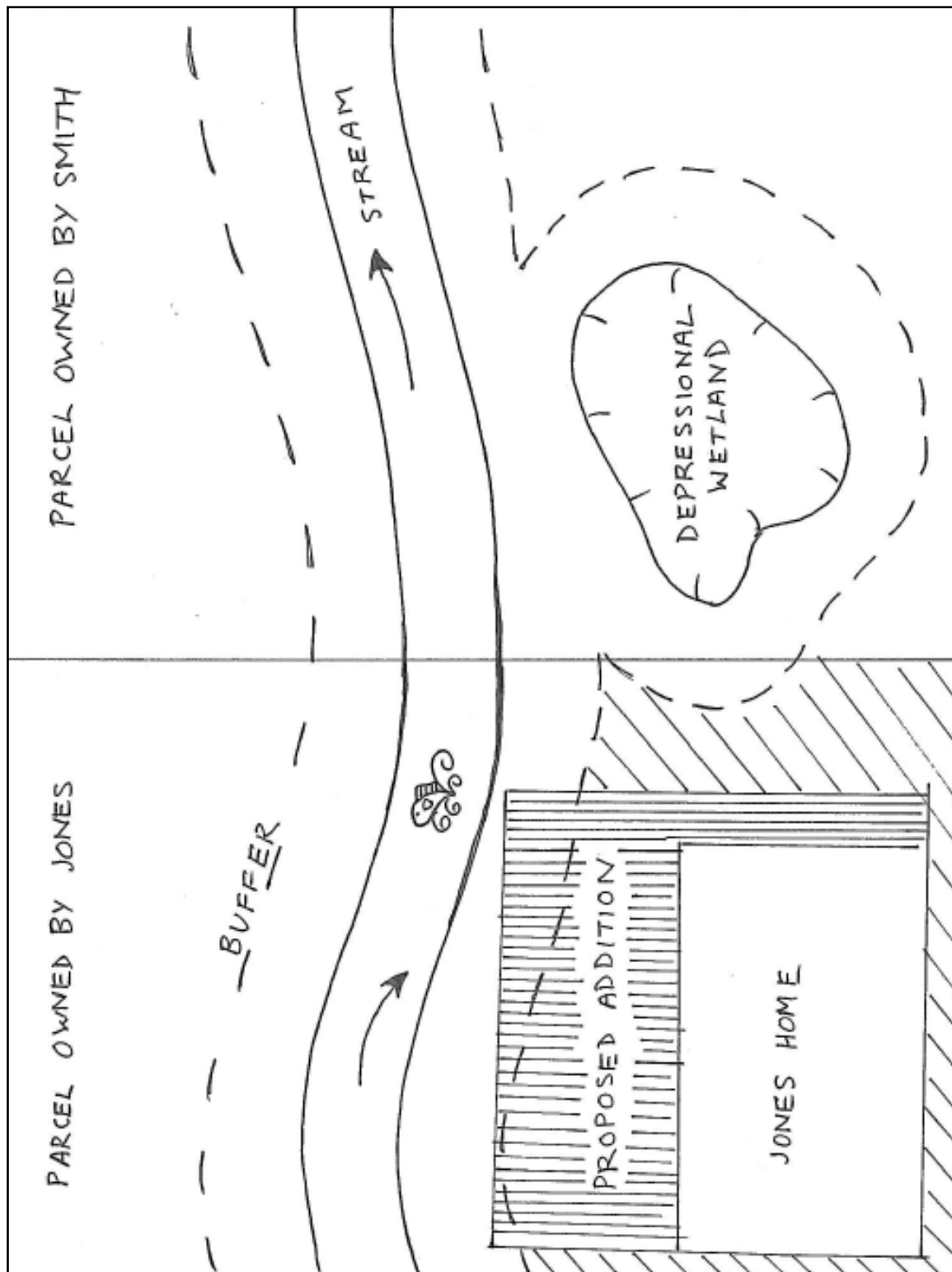
- 15.40.120.D.3 Maddox Creek
- 15.40.120.D.3 Table C open system
low gradient
Type F stream
- 15.40.120.D.3.f.i.(a) contribution to CAO fund

RESOLUTION: Mr. Jones will be required to make the following payment to the CAO Management Fund:

800 square feet x \$1.50 = \$1,200 (Management Zone)
400 square feet x \$4.00 = \$1,600 (inside Standard buffer)
Total = \$2,800

He will also be required to enhance the degraded portions of the stream buffer based on prescriptive measures provided by the City Biologist. In addition, he will also be required to upgrade on-site drainage to current City standards.

Case Study #2



CASE STUDY #3**COMMERCIAL BUILDING CHANGE OF USE**

LOCATION: Kulshun Creek sub-basin

CIRCUMSTANCES: There is an existing commercial building that has been a bait and tackle shop for as long as anyone can remember. The building is on a lot that has frontage on a public street, but that has access via a paved driveway, which divides the lot in two. On the north side of the property there is a portion of a category III wetland.

PROJECT: The building has been sold and the new owner has made a Conditional use application to change the use to Lee's Burger Hut. Since the change in use requires providing additional parking, Mr. Lee has submitted plans that show the new parking area located on either side of the paved driveway. The parking area on the north side of the driveway is proposed within the wetland and its buffer.

IMPACTS: The project will add 3,500 square feet of new impervious surface within the Management Zone and, as proposed, would require filling 400 square feet of wetland and would have 700 square feet of pavement within the minimum buffer area.

APPLICABLE CODE PROVISIONS: 15.40.120.D.1 Kulshun Creek
 15.40.120.D.1 Table A open system
 medium gradient
 Category III wetland
 15.40.120.D.1.f.i. & ii contribution to CAO fund

RESOLUTION: Mr. Lee will not be allowed to fill the wetland or locate the parking within the minimum buffer area, since his use is not water dependent and there are other options to address the parking issue (e.g. on street). Additionally, the Management Zone extends across the paved driveway since it is not a public street. Mr. Lee will be allowed to develop approximately half of the area north of the driveway, the half adjacent to the public street; which will result in new impervious area of approximately 2,200 square feet. 400 square feet will be located within the area between the Standard and Minimum buffer.

Mr. Lee will be required to make a contribution to the CAO Management Fund as follows:

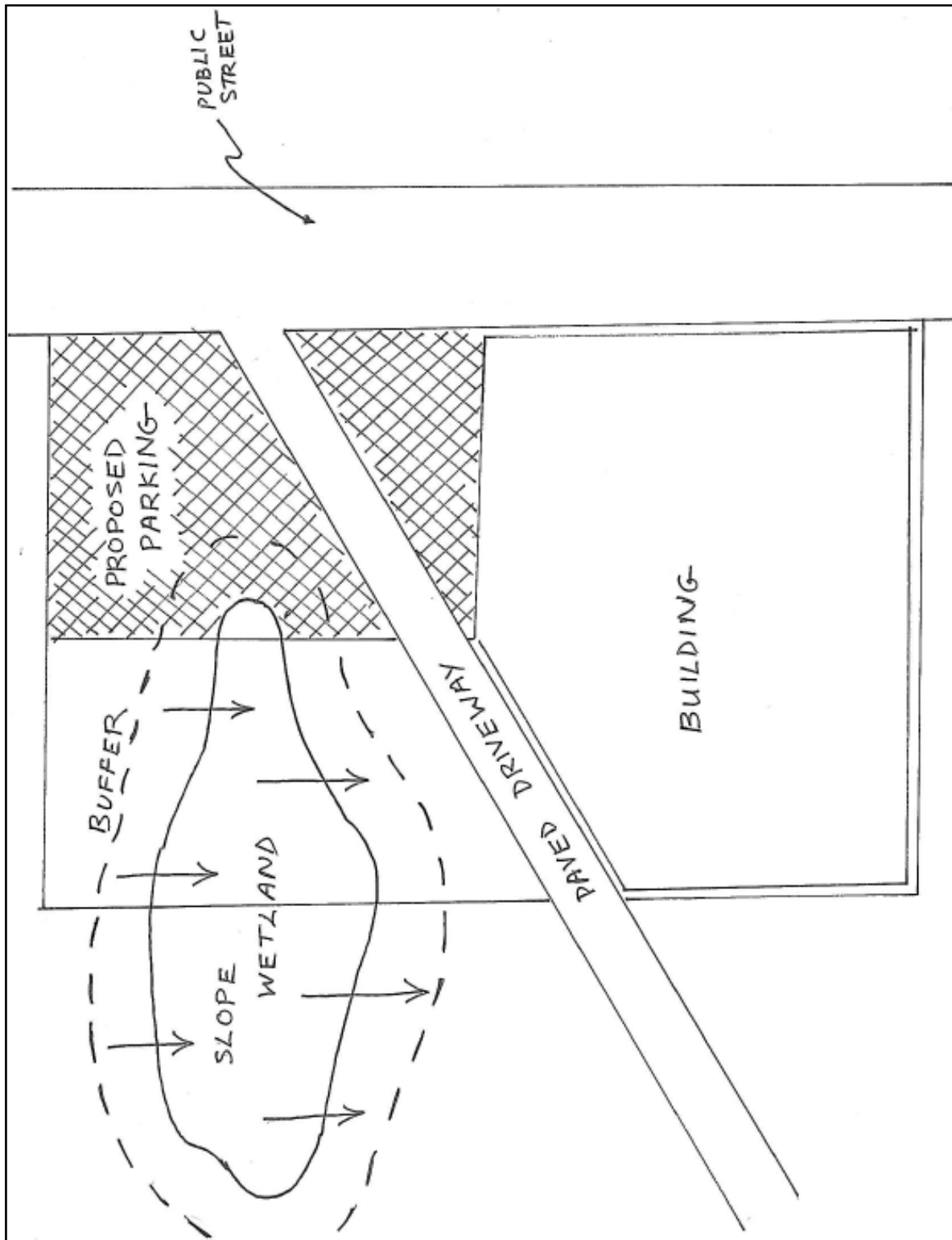
1,800 square feet x \$1.00 = \$1,800 (Management Zone)

400 square feet x \$4.00 = \$1,600 (inside Standard Buffer)

Total = \$3,400

Mr. Lee also be required to enhance the degraded portions of the wetland buffer based on prescriptive measures provided by the City Biologist. In addition, he will also be required to upgrade on-site drainage to current City standards.

Case Study #3



CASE #4**GREEN ACRES SUBDIVISION**

CIRCUMSTANCES: In this case there is an undeveloped 40 acre parcel that contains three depressional wetlands. There is a sloped wetland immediately off-site and that is connected to an intermittent drainage way, which carries water three months out of the year. The drainage continues off-site through a culvert and terminates in Trumpeter Creek. While the site is undeveloped, it is not pristine. There are degraded wetland buffers, missing tree canopy and some invasive plant species have become established.

PROJECT: The owner of the property is proposing to develop 160 new single-family residences. He intends to fill the wetlands, remove all vegetation during site preparation, put the drainage way in pipes and develop the property in a grid. The developer contends that the drainage way is a ditch, not a stream.

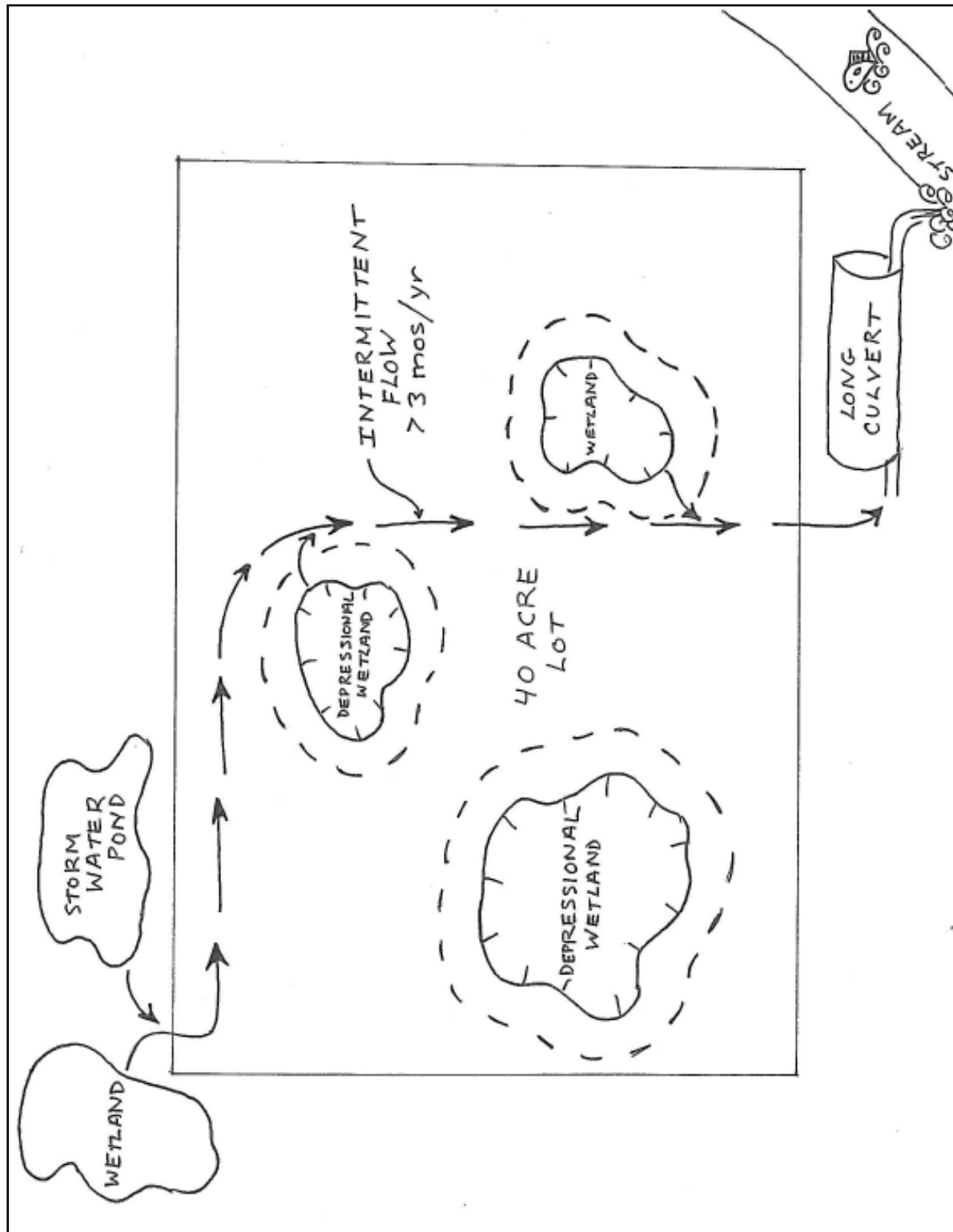
IMPACTS: The proposal would eliminate 8 acres of wetlands and associated habitat, and permanently change the site hydrology.

APPLICABLE CODE PROVISIONS:

- 15.40.120.D.2 Trumpeter Creek
- 15.40.120.D.2 Table A open system
low gradient
Category III wetlands
- 15.40.120.D.2.f.i. & ii contribution to CAO fund

RESOLUTION: The developer will not be allowed to fill the wetlands since his proposed use is not water dependent and there are clearly ways to design the project to meet programmatic objectives. In addition, he will also not be allowed to pipe the drainage way since it meets the definition of a stream. He has been instructed that he has a choice to use either the Default Buffer Alternative or the Ecosystem Alternative. He has chosen to use the Ecosystem Alternative since he believes the additional lots he will get from the reduced buffers will off-set the cost of paying into the CAO Management Fund.

Case Study #4



CASE #5**VARIANCE**

LOCATION: Trumpeter Creek sub-basin

CIRCUMSTANCES: In this case there is an old historic home constructed on an unusually small, non-conforming lot. The house is nonconforming due to an intrusion into the front yard setback, a side yard setback, a wetland buffer from an adjacent property and is within the minimum buffer area for trumpeter Creek.

PROJECT: The owner is proposing to add 200 square feet of addition to accommodate the expansion of an existing bedroom. The only area available for the addition is between the house and Trumpeter Creek.

IMPACTS: The proposal would add another 200 square feet of building within the minimum buffer area.

APPLICABLE CODE PROVISIONS: 15.40.120.D.2 Trumpeter Creek
15.40.120.D.2 Table A open system
low gradient
Category III wetlands
15.40.120.D.2.f.i. & ii contribution to CAO fund
15.40.160.D Variances

RESOLUTION: A variance is required in this case since there is no other option for the proposed addition. In order for the project to be approved, the applicant must prepare a critical area study and develop a mitigation and monitoring plan. The decision will be made by the Hearing Examiner.

Case Study #5

