

**18.20.665 Degraded wetland buffer or degraded wetland.**

“Degraded wetland buffer” or “degraded wetland” means a wetland or *buffer* area which cannot adequately protect its adjacent wetland due to meets one or more of the following existing conditions:

- A. Lack of vegetative cover or presence of bare soils (resulting from disturbance, fill, debris, or trash);
- B. Significant cover (over 50 percent) in *nonnative vegetation*;
- C. Significant cover (over 50 percent) in invasive species or *noxious weeds*;
- D. Presence of existing nonconforming *structures* or improvements that impair ecological functions, including hydrology, water quality, and fish or wildlife habitat.

**18.55.300 Designation and rating of wetlands.**

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C.4 Increased *Wetland Buffer* Widths. The *city manager* shall require increased *buffer* widths in accordance with the recommendations of a *qualified professional biologist* and the *best available science* on a case-by-case basis when a larger *buffer* is necessary to protect *wetland functions and values* based on *site-specific* characteristics. This determination shall be based on one or more of the following criteria:

- a. A larger *buffer* is needed to protect other *critical areas* or their functions;
- b. The *buffer* has a slope greater than 30 percent or is susceptible to *erosion* and standard *erosion-control* measures will not prevent adverse impacts to the *wetland*. In such cases, the *buffer* shall be increased to include the slope or the standard *buffer* shall be drawn from the top of the slope, whichever provides greater protection.

c. A degraded wetland buffer is present. In this case, the standard buffer shall be increased by 33 percent unless new net impervious surface equals or is less than 500 square feet or a buffer enhancement plan is provided meeting all of the following criteria:

(1) The buffer enhancement plan shall be prepared by a qualified professional and the applicant shall fund a review of the plan by the City's wetland consultant. Enhancements shall include revegetation with native species appropriate for the site, and may also include installation of special habitat features, such as snags, downed wood, bat boxes, or other

wildlife habitats. The *buffer enhancement* plan shall meet the requirements for a mitigation plan as described in KMC Section 18.55.220, including five years of maintenance and monitoring consistent with KMC Section 18.55.280.

(2) The *degraded wetland buffer* shall be enhanced at a 1:1 ratio relative to the total net new *impervious surface* on the *site*, up to the total on-site square footage of *degraded wetland buffer* outside of any legal *nonconformances*. When the available *degraded wetland buffer* area is exceeded by the new net *impervious surface* area, the equivalent area of *degraded wetland* shall be enhanced, if present on the *site*.

(3) If the total new net *impervious surface* area on the *site* exceeds the area of *degraded wetland buffer* outside of any legal *nonconformances* and *degraded wetland*, the applicant should consider opportunities to convert areas of legal *nonconformances* to enhanced *buffer*.