

## 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).