

WETLANDS REPORT GUIDE AND WORKSHEET

ABOUT WETLANDS

Wetland areas are highly productive ecosystems that support aquatic and terrestrial species of plants and animals. Wetlands are seasonally or permanently inundated by surface or groundwater in the upper soil profile and support a plant community adapted to those hydrologic conditions.

Wetlands are defined under [SMC 21.04.040.B](#).

Wetlands and their buffers are regulated under [SMC 21.03.020.V](#).

Wetlands are protected through delineation, classification, buffering, and buffer vegetation requirements. Buffer widths required vary based on wetland classification, habitat score, buffer condition, use of impact minimization measures, and habitat corridor inclusion on a site-specific basis per [SMC 21.03.020.V.1](#). All protects proposing impacts to wetlands or their buffers must demonstrate compliance with [SMC 21.03.020.K – Avoiding Impacts to Critical Areas](#).

For activities that require a critical area report for wetlands, please use the following report checklist. The checklist is intended to document conformance with applicable sections of code and reduce review time by City staff. If a requirement is not applicable, the report must include an explanation as to the lack of applicability.

To determine if a critical areas report is required, please refer to the [Critical Areas Review Flowchart](#) and/or [SMC 21.03.020.V](#) for additional information.

REPORTS MUST BE PREPARED BY A QUALIFIED PROFESSIONAL.
A QUALIFIED PROFESSIONAL FOR WETLANDS MUST HAVE A
DEGREE IN BIOLOGY OR A RELATED FIELD AND RELEVANT
PROFESSIONAL EXPERIENCE.

Code Reference

[Wetland definition](#)
[SMC 21.04.040.B](#)

[Wetland regulations](#)
[SMC 21.03.020.V](#)

[Contents of a Critical Area Report](#)
[SMC 21.03.020.I.3](#)

[Avoiding Impacts to Critical Areas \(mitigation sequencing\)](#)
[SMC 21.030.020.K](#)

Resources

[Sammamish Property Tool](#)

Questions?

[Submit Project Guidance](#)

City of Sammamish
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Sammamish, WA 98075
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REPORT WORKSHEET

Critical Area Report Requirements – Wetlands	Location (document name, page number, etc.)
General Report Requirements	
1. Disclosure of presence of a wetland(s) and any mapped or identifiable critical areas within the distance equal to the largest potential required buffer applicable to the development proposal area on the applicant's property.	
2. Documentation that the report is prepared by a qualified professional with experience and training in the applicable field or critical area. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology or a related field, and two years of related work experience (SMC 21.04.040.B.282.a).	
3. Documentation of any field work or research used to identify, map, and classify critical areas in the project vicinity.	
4. Description of existing wetland and wetland buffer conditions, including vegetation strata composition, and an estimate of native and invasive plant cover.	
5. Determine if standard or mitigated buffer widths apply to your project and document compliance with applicable criteria for minimization measures, habitat corridor, and vegetated buffer condition (SMC 21.03.020.V.1.c-e).	
6. Document and apply any legally established buffer interruption or tracts consistent with SMC 21.03.020.V.1.e.viii – x.	
7. Photographic records of the development proposal site and any critical areas present on site.	
8. A scale map of the subject property and the existing and proposed development.	
9. Assessment of impacts and risks to the delineated wetland or associated buffer(s) related to the development and proposed site alterations.	
10. Assessment of impacts and risks to the delineated wetland or associated buffer(s) related to or affecting other properties and any critical areas buffers on them.	
11. Assessment of impacts and risks to the delineated wetland or associated buffer(s) related with cumulative impacts to any other critical area or buffer in project vicinity, including consideration of both proposed development and future potential development in vicinity based on zoning and development allowances.	
12. Analysis of mitigation sequencing in compliance with SMC 21.03.020.K.	
13. Analysis of conformance with applicable critical area regulations subsections.	
14. Description of how the proposal will be consistent with all other applicable local, state, and federal regulations.	

REPORT WORKSHEET

Alteration of Wetlands or Buffers	
15. Studies that propose mitigation, maintenance, monitoring, contingency plans and bonding measures necessary to offset impacts to the wetland from the proposed development (See SMC 21.03.020.L and M). <i>If not applicable, mark "N/A" in the location column.</i>	
16. Description of how the proposal will be consistent with all other applicable local, state, and federal regulations.	
17. Assessment of potential impacts to lake management areas and other areas designated for special protections.	
18. Document how the project complies with a code allowance, such as complete exemptions (SMC 21.03.020.D), allowances for existing urban development and other uses (SMC 21.03.020.E), exceptions (SMC 21.03.020.F), buffer averaging (SMC 21.03.020.V.1.j), or permitted alterations (SMC 21.03.020.V.2).	
19. Mitigation: In addition to standard mitigation plan requirements, provide supplementary wetland mitigation documentation, assessing equivalent or greater biological functions and no net loss of wetland area (SMC 21.03.020.V.3).	
20. Description of the proposal will protect, restore, or enhance the habitat, natural drainage, or other valuable functions of the aquatic resource and its buffer to result in a net benefit of the aquatic resource and buffer.	
21. Description of how the proposal will design, implement, maintain, and monitor a restoration/enhancement plan (or document other approved off-site banking or in-lieu plan).	
22. Description of how the proposal will perform the restoration/enhancement under the direction of a qualified professional.	