



CRITICAL AREAS STUDY

As defined in the Growth Management Act (RCW 36.70A), critical areas include wetlands as designated in FMC 22.93, critical aquifer recharge areas as designated in FMC 22.94, frequently flooded areas as designated in FMC 22.99, fish and wildlife habitat conservation areas as designated in FMC 22.97, and geologically hazardous areas as designated in FMC 22.100. Applicants are encouraged to contact the Planning Department for a determination as to whether completion of this form is necessary. This application is designed to assist in the administration of the City's Critical Areas Ordinance.

As part of this review, the city shall:

1. Verify the information submitted by the applicant;
2. Evaluate the project area and vicinity for critical areas;
3. Determine whether the proposed project is likely to impact the functions or values of critical areas;
4. Determine if the proposed project adequately addresses the impacts and avoids impacts to the critical area associated with the project.

If the proposed project is within, adjacent to, or is likely to impact a critical area, the city shall:

- a) Require a critical area report from the applicant that has been prepared by a qualified professional;
- b) Review and evaluate the critical area report;
- c) Determine whether the development proposal conforms to the purposes and performance standards of the applicable critical areas chapters, including the review criteria in FMC 22.92.230;
- d) Assess the potential impacts to the critical area and determine if they can be avoided or minimized; and
- e) Determine if any mitigation proposed by the applicant is sufficient to protect the functions and values of the critical area and public health, safety, and welfare concerns consistent with the goals, purposes, objectives, and requirements of the applicable critical areas chapters.

Background Information

Applicant _____ Phone _____

Fax # _____ e-mail _____

Address _____ State _____ Zip _____

Contact person (if different) _____ Phone _____

Fax # _____ e-mail _____

Address _____ State _____ Zip _____

Property owner (if different) _____ Phone _____

Fax # _____ e-mail _____

Address _____ State _____ Zip _____

Critical Areas Information

Type of critical area found on or adjacent to the site:

___ Fish/wildlife habitat conservation area ___ Frequently flooded area (flood hazard area)
___ Wetland ___ Aquifer recharge area ___ Geologically hazardous area

Proposed Activities and Existing Site Conditions

Project description: Please summarize the regulated and permitted activities that will be taking place on the site, project objectives and goals:

Three horizontal lines for project description.

Describe any other local, state, or federal permits or additional review that may be required for this proposal:

Three horizontal lines for permits and review.

Describe the specific critical area(s) found on or adjacent to the site; indicate their location in proximity to proposed regulated activities:

Three horizontal lines for critical area description.

Does the critical area(s) found on or adjacent to the site extend beyond the subject project? If yes, please describe the extent of the critical area(s):

Three horizontal lines for extent of critical area.

List other relevant inventory data of which you are aware regarding the specific critical area(s) on or adjacent to the site:

Three horizontal lines for inventory data.

Please attach plans, photographs, or other materials to supplement the information requested above. It is recommended that you contact Planning Department staff for assistance in determining which additional materials should be provided with your application.

Upon receipt of this completed application and supplemental materials, Planning Department staff will review available pertinent information, conduct a site visit, and make a determination as to whether the project is on or near a critical area, and whether additional review is needed. If, based on the available information staff is unable to determine the delineation of a critical area and/or its adjacent buffer, or the potential of the project for adversely impacting the critical area or buffer, additional studies may be required as provided for in the Critical Areas Ordinance. Granting of approval may be subject to the imposition of conditions deemed necessary to alleviate adverse impacts and carry out the provisions of the ordinance. Administrative decisions may be appealed to the Planning Commission.

