Planning Services
Location: 400 W. Gowe • Mail to: 220 4th Avenue South • Kent, WA 98032
(253) 856-5454
KentWA.gov

DEVELOPMENT ASSISTANCE BROCHURE #10-1
Conceptual Mitigation Plans for Wetlands, Streams, and associated buffers

The following information is provided to help applicants and their consultants prepare and submit conceptual critical areas mitigation plans that expedite the City of Kent review. Requirements and guidelines for mitigation plans are authorized under Kent City Code Chapter 11.06 Critical Areas.

A conceptual mitigation plan should focus on describing the goals, site locations, and design alternatives. A fully developed mitigation and monitoring plan is not necessary at this stage in the process. It is a general, narrative description that should contain maps and drawings of the development site, the wetland being affected, and the potential options for how to compensate for the impacts, including the site proposed for compensatory mitigation. It usually is based on existing information in conjunction with a field evaluation.

The conceptual plan should be submitted with application materials. The conceptual mitigation plan provides the City an opportunity to identify whether the proposal appears to be feasible, what impacts will need to be mitigated, and outline what the compensation requirements will be.

The conceptual plan for compensatory mitigation should generally include the following information:

- Identification of unavoidable impacts. Include the estimated size (in acres) and nature of the impacts to wetlands and other *aquatic resources (i.e., streams, lakes, ponds)*.
- Description of the existing site conditions (water regime, vegetation, soils, landscape position, surrounding land uses, and functions).
- Description of the potential impacts in terms of acreage by Cowardin Classification, hydrogeomorphic (HGM) classification, and wetland rating as determined by current Western Washington State Department of Ecology Wetland Rating Forms.
- Summary of the proposed approach for mitigation. Identification and justification of how potential impacts from the development project will be avoided, minimized, and compensated (i.e., mitigation sequencing).
- Potential compensatory mitigation site, including location and rationale for selection.
- Discussion of the approach used to identify opportunities for compensation sites (using watershed analyses or existing watershed plans is recommended).
- Description of the existing conditions of the potential site (landscape position, surrounding land uses, acreage of wetland/ upland, vegetation, soils, sources of water).
- Overall goals and objectives of the proposed mitigation, including a brief description of the targeted functions, landscape position/HGM classification, and categories of wetlands. Performance standards that will be used to assess whether the project is achieving its objectives. Ecological performance standards must be based on the best available science that can be measured or assessed in a practicable manner.
- Detailed hydrologic studies are generally not required for a conceptual plan. However, when wetland creation or re-establishment is proposed, the plan shall include a description of the proposed hydroperiod for the site and design considerations to ensure there is sufficient water to support the proposed compensatory mitigation project.