



POLICY

Cancels: Not Applicable
See Also:

Approved by: *K. M. [Signature]*

RM POL 4001 – 07 Wetland Buffer Reduction and Variance Requirements

This policy defines the manner by which a wetland buffer may be reduced and when a wetland variance would be required.

A Wetland Buffer May be Reduced by 25%

Section 18E.30.060 B.2. allows an applicant to average a wetland buffer by a maximum of 25% so long as a commensurate increase is provided to ensure that there is no net loss of wetland.

An applicant proposing a single-family development may instead propose to utilize the allowances of Section 18E.30.040 – Wetland Standards – to propose a uniform buffer reduction of 25%. This reduction may not be used in conjunction with buffer averaging.

Wetland Buffer Averaging must be confined to discrete wetlands. It is not acceptable to reduce the buffer of one wetland and increase the buffer of a separate wetland.

Exception: Averaging may be proposed on separate wetlands that are considered to be functioning as a mosaic wetland system.

A Variance is Required When Reducing a Buffer below 25%

An applicant that proposes to reduce a buffer beyond the allowances of 18E.30.040 or 18E.30.060 B.2. must obtain a variance.

A Variance may be Required when Filling a Wetland

A variance is required when a portion of a wetland is filled, resulting in a 100% reduction in buffer width.

A variance is not required when an applicant fills the entirety of a wetland as long as the mitigation sequence of Section 18E.30.050 is followed and the replacement wetland is provided with a buffer consistent with Section 18E.30.060 or 18E.30.040 A.6.