



## SINGLE FAMILY WETLAND APPLICATION OVERVIEW

### Who decides if wetland review is required?

Indicators of regulated wetlands are mapped on or within 315 feet of your property in our Geographical Information System (GIS). Based on this information, your single-family development is subject to Title 18E, Development Regulations – Critical Areas, Section [18E.30.030 A.4.](#), which reads:

*"When the Department's maps, sources, or field investigation indicate that a potential wetland is located within 315 feet of the project area for a proposed one-family dwelling unit or within 315 feet of the site for all other proposed regulated activities, the Department shall require a site evaluation (field investigation) to determine whether or not a regulated wetland is present and if so, its location in relation to the proposed project area or site. The findings of the site evaluation shall be documented as outlined in subsections [18E.30.030 B.](#), [C.](#), [D.](#), or [E.](#)"*

### What if I don't think there are Wetlands?

If you believe there are no wetlands on or within 315 feet of the site, you may have a wetland specialist or County Environmental Biologist evaluate your site for the absence of regulated wetlands. This is commonly referred to as a "verification" review.

If Department Staff completes the verification and determines that no regulated wetlands are present, then wetland review will be considered complete. If Department Staff identify wetlands, you will be informed in writing of subsequent "delineation" requirements. A delineation is a more detailed site review intended to identify the physical boundary, and associated category, of a wetland. If Department Staff find that a delineation is needed, you may retain the County or an outside consultant to complete the necessary work.

If a wetland specialist reviews the site and determines that no regulated wetlands are present on or within 315 feet of the project boundaries, or that the project is outside the wetlands and buffers, they must prepare and submit either a Single-Family Wetland Certification Form or a "verification" report as appropriate (see discussion, below).

### What can I use a Wetland Certification for?

[Single-family certification](#) forms may be used only to authorize one single-family dwelling and associated homesite features such as one garage, driveways, gardens, fences, wells, lawns, and on-site septic systems. It may not be used for multiple homes, new agricultural activities, expansion of existing agricultural activities, forest practice activities, commercial projects, land divisions, buffer width modifications (as set forth in [Section 18E.30.060](#)), or violations. The single-family form may not be used to make a claim for exemption under [Section 18E.20.030](#).

If a wetland specialist reviews the site and determines that the single-family dwelling and associated homesite features are located within the standard buffer of a regulated wetland, a Wetland Delineation Report per [18E.30.030 C.3.](#) must be prepared and submitted.

Verification Reports and Delineation Reports are submitted to the County as formal applications, with applicable fees, to be reviewed and approved by a County environmental biologist. The County biologist will visit your site as part of their review of these two reports.

**How long will review of my application take?**

Chapter 18.60 defines the review timelines for the various application types. If your single-family application for wetland (or fish and wildlife) review does not require a public hearing (such as would be required for a variance or reasonable use exception), then the County environmental biologist is to complete their initial review within 30 days from the application filing date. The majority of the time, initial review is completed in this time period. Quite often, the entire review process is completed in this time.

However, there will be occasions when Staff are unable to initiate their review in 30 days. We understand the importance of a timely review. However, we are sometimes unable to meet this deadline. We apologize for occasionally missing these deadlines. The review will get done as quickly as possible.