



## Wetland or Critical Fish and Wildlife Species & Habitat Conservation Areas

Application information can be found in [PCC Chapter 18E](#).

Instructions are included on the next page of this form.

<b>Application Checklist</b>	<b>Master Application &amp; Attestation Form</b>	<b>Required Findings</b>	<b>Site Plan<sup>1</sup></b>	<b>Report<sup>2</sup></b>
Analysis Report	X		X	X
Wetland Delineation Report <sup>3</sup>	X		X	X
Compensatory Mitigation Plan Review	X		X	X
Non-Compensatory Mitigation Plan	X		X	X
Verification, Wetland or Water Type	X		X	X
Field Visit	X			
Water Type Verification	X			
Habitat Assessment Review	X		X	X
Habitat Assessment Letter Review	X		X	X
Habitat Assessment Study Review	X		X	X
Habitat Assessment Report Review	X		X	X
Hazard Tree Report Review in Critical Area	X			X
Variance	X	X	X	
Reasonable Use Exception	X	X	X	

**Items marked with an “X” must be submitted to be considered a complete application.**

<sup>1</sup> May be included with report.

<sup>2</sup> Not required if the County is to create the report.

<sup>3</sup> Please note that when Pierce County Staff completes a wetland delineation for a single-family residence, it is not acceptable for submittal to the U.S. Army Corps of Engineers or the Washington State Department of Ecology as a delineation report.

## Instructions for the Application Checklist

**Master Application:** The [Master Application](#) must be **filled out completely and signed along with an Attestation Form**. In the event the applicant is not the landowner, the landowner must provide authorization with a signature giving the agent/applicant authorization to act on his or her behalf.

**Required Findings:** Review criteria specific to the application must be addressed by the applicant. [List of required findings](#).

**Site Plan:** Site plan must be drawn to scale and show all existing and proposed improvements, including: parking areas, landscaping, building footprints, porches, walks, decks, overhangs, location of easements, setback measurements, legal access, road approach locations, utilities, location of fire hydrants, drainage courses (if present), site contours at 5-foot maximum intervals, approved septic tank and drainfield locations including reserve areas, retaining walls and rockeries and other information as required by Appendix B of Title 18E. The site plan may be included separately or as part of a required report or plan.

**Property Posting:** Per Title 18 Development Regulation—General Provision, Section 18.80.040 C. “Notice shall be posted by the applicant on the subject property in accordance with specifications provided by the Department. In accordance with Department property posting requirements, applicants shall submit declarations of posting to the Department within 28 days from the filing of a complete application.” [Declaration-of-Posting form](#)

Wetland and fish & wildlife review does not provide vesting. Only those application types defined within [Chapter 18.160](#) provide vested rights.

### **Hazard Tree Report:**

The report shall include an assessment of the tree(s) condition and identify the need for removal through a clear and complete discussion of risk. This shall include a description of:

1. Likelihood of tree failure within a defined time frame;
2. Likelihood of a tree failure resulting in a target<sup>1</sup> being struck;
3. Consequences of a target<sup>1</sup> being struck with a discussion of occupancy rates; and
4. Discussion of overall tree risk rating and mitigation options with associated residual risk ratings.
5. A description of the Recommended Abatement treatment for each tree (including but not limited to: removal, habitat cut, thinning and restructuring) and anticipated timeline;
6. A detailed replanting plan and/or mitigation plan.

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<sup>1</sup> A target may include people, property, or activities.

**Table 2.05.040-11A. & 11B. SF/AG and General Critical Areas – Environmental Constraints  
Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas**

SF-Single Family, AG-Agricultural General Plats & Commercial <sup>1</sup>	County			Private Consultant		
	Fee Code	Base Fee (up to 1 acre)	Per Acre Fee (more than 1 acre)	Fee Code	Base Fee	Resub Fee <sup>2</sup>
Wetland Delineation Report	LXSD	\$1,800	\$400	LXDR	\$1,425	\$225
Analysis Report Review <b>General</b>				LGWR	\$1,825	\$225
Compensatory Mitigation Plan Review <sup>3</sup> <b>Single-Family</b>				LXRC	\$1,770	\$225
Compensatory Mitigation Plan Review <sup>3</sup> <b>General</b>				LGCM	\$2,060	\$400
Non-Compensatory Mitigation Plan <sup>4</sup> <b>General</b>				LGNM	\$1,725	\$225
Non-Compensatory Mitigation Plan <sup>4</sup> <b>Single-Family</b>	LXSN	\$1,700	\$120	LXRN	\$1,320	\$225
Single-Family Wetland Certification				LXCT	\$430	
Habitat Assessment Field Review <b>Single-Family</b>	LESA	\$1,400	\$60			
Habitat Assessment Letter Review <b>Single-Family &amp; General</b>				LESA	\$840	\$225
Habitat Assessment Study Review <b>Single-Family &amp; General</b>				LESA	\$1,100	\$225
Habitat Assessment Report Review <b>Single-Family &amp; General</b>				LESA	\$1,250	\$225
Hazard Tree Report Review in Critical Area <b>Single-Family &amp; General</b>				LESA	\$760	\$225
Verification, Wetland or Water Type <sup>5</sup> <b>Single-Family</b>	LXSV	\$1,250	\$60	LXSR	\$1,100	\$225
Verification, Wetland or Water Type Review <sup>5</sup> <b>General</b>	LGSV	\$1,250	\$140	LGVV	\$1,100	\$225
Variance <sup>6</sup> <b>Single-Family &amp; General</b>	LVAR	\$1,750				
Reasonable Use Exception <sup>7</sup> <b>Single-Family &amp; General</b>	PWFR	\$2,500				
Field Visit <sup>8</sup> <b>Single-Family &amp; General</b>	LXAS LGAS	\$330				
Field Visit and Formal Letter <sup>8</sup>	BPCM	\$500				

Qualification Review for Fish & Wildlife and Wetland Specialists	\$100
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<sup>1</sup> When an application requires both Critical Fish and Wildlife Review and Wetland Review, just one combined review fee equal to the full amount of the larger fee, plus one-half the amount of the smaller fee shall be charged.

<sup>2</sup> The Resubmittal Fee must be paid prior to the third review (second resubmittal), and for each review (resubmittal) thereafter.

<sup>3</sup> Compensatory mitigation plan includes conceptual and detailed phases of the mitigation plan, as described in PCC 18E.30.070 – Appendix D, which are required for regulated activities within wetlands.

<sup>4</sup> Non-compensatory mitigation plan refers to the information, as described in PCC 18E.30.070 C., which is required for regulated activities in buffers.

<sup>5</sup> When an application is submitted to verify the absence of a wetland on a property, and wetlands are found, the applicant must apply for wetland delineation. In this instance only, the delineation fee will reflect the difference between the verification fee paid and the full delineation fee. If there are impacts to a wetland or buffer, a mitigation plan application must also be submitted.

<sup>6</sup> When multiple variances are required from different PCC Chapters, each variance application requires a separate fee. (1) When both a Shoreline Management Variance and a Wetland or Fish and Wildlife Variance is required for an application, the Wetland or Fish and Wildlife Variance fee shall be reduced by one-half the required fee.

<sup>7</sup> When multiple Reasonable Use Exceptions (RUE) are requested from an individual table, only one RUE fee is charged. When RUEs are requested from multiple tables, one RUE fee is charged per table. This applies to Tables 2.05.040-10, -11A and -11B (example: Flood-related exception + Wetland related exception = RUE fee x 2).

<sup>8</sup> This fee is for sites of less than 5 acres that do not have a parent permit. There are no approval documents issued.