Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
1	**Wetland Definition:** 19.12.020	Critical Areas Definitions. FF. “Wetland” or “wetlands” means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. Wetlands do not include areas that were unintentionally created as a result of blockage of drainage from the construction of a road, street, or highway after July 1, 1990. Wetlands may include those areas intentionally created from nonwetland areas as compensatory mitigation for impacts to wetlands. The above WETLANDS definition is per original RCW 36.70A.030(48) definition.	**New definition per RCW 36.70A.030(48) was updated in 2024 (See ESHB 2321-S.SL, effective June 6, 2024) as follows:** "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.	☒ Yes ☐ No
2	**Definition of Fish and Wildlife Habitat Conservation Areas:** 19.12.020	19.12.020.N. “Fish and wildlife habitat conservation area” means an area that provides essential habitat for maintaining listed species of endangered, threatened, or critical populations.	New SMC definition revised to be consistent with current WAC definition: 1. Areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include,	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
			but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. Locally important habitats and species may also be designated by the City of Snoqualmie. 2. Fish and wildlife habitat conservation areas include areas of primary association for State or Federal listed wildlife species, state sensitive wildlife species, and current Priority Habitats and Species designated by Washington Department of Fish and Wildlife. 3. "Habitats of local importance" designated as fish and wildlife habitat conservation areas include those areas found to be locally important by the City of Snoqualmie. 4. Waters of the State, including streams and wetlands. 5. Riparian Management Zones. 6. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within	

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
			the boundaries of, and are maintained by, a port district or an irrigation district or company.	
3	19.12.020	No definition of "sensitive species" in current code. Added as 19.12.020.EE	19.12.020.EE: "Sensitive species" means any wildlife species native to the state of Washington that is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or removal of threats, as currently listed by the Washington Department of Fish and Wildlife.	☒ Yes ☐ No
4	19.12.020.T	SMC 19.12.020.T. "Listed species" means those wildlife species that have been listed as endangered, threatened or critical by the U.S. Fish and Wildlife Service, NOAA National Marine Fisheries Service, or Washington Department of Wildlife pursuant to RCW 77.12.020 and Chapter 232-12 WAC as may be amended.	19.12.030.U: "Listed species" means those wildlife species that have been listed as endangered, threatened or sensitive by the U.S. Fish and Wildlife Service, NOAA National Marine Fisheries Service, or Washington Department of Wildlife, as may be amended.	☒ Yes ☐ No
5	19.12.190.A	19.12.190.A. Designation. All wetlands and streams and their buffers, together with all publicly owned open spaces of greater than 10 acres, not including land use perimeter buffers, are hereby designated as fish and wildlife habitat conservation areas, including Meadowbrook Farm, the Two Sisters Return Open Space, Snoqualmie Point, Three Forks Natural Area, the Snoqualmie River Open Space and the Kimball Creek Open Space. Other areas shall be designated as fish and wildlife habitat conservation areas based upon a habitat study conducted pursuant to this section.	19.12.190.A: Designation. All waters of the state, including wetlands, and streams, and their buffers, together with all publicly owned open spaces of greater than 10 acres, not including land use perimeter buffers, are hereby designated as fish and wildlife habitat conservation areas, including Meadowbrook Farm, the Two Sisters Return Open Space, Snoqualmie Point, Three Forks Natural Area, the Snoqualmie River Open Space and the Kimball Creek Open Space. Other areas, such as those of primary association for state and federal listed wildlife species, state sensitive	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
			species, and Priority Habitat Species as designated by the Washington Department of Fish and Wildlife, as well as Habitats of Local Importance, shall also be designated as fish and wildlife habitat conservation areas based upon a habitat study conducted pursuant to this section.	
6	**Designating and Protecting Waters of the State:** 19.12.020	SMC 19.12.020 currently does not contain a definition for "waters of the state".	19.12.020.JJ: "Waters of the state" means lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington.	☒ Yes ☐ No
7	**Code Addition:** 19.12.020.AA **Code Update:** 19.12.160.D	Not included. Intent is it establish riparian management zones (RMZs) to maintain no net loss of riparian area ecosystem function and values as recommended by WDFW.	Added a definition for RMZ under 19.12.020.CC "Riparian management zone" means an area that has the potential to provide full riparian functions, synonymous with stream buffer. Primary functions of riparian management zones include shading, bank stability, nutrient input, wood recruitment, and pollution control. Updated 19.12.160.D to replace "Buffers" with "Riparian Management Zones".	☒ Yes ☐ No
8	**Buffers:** 19.12.020, 030	SMC 19.12.020.H: "Critical area" includes the following areas: (1) wetlands; (2) streams; (3) channel migration zones; (4) areas with a critical recharging effect on aquifers used for potable water; (5) fish and wildlife habitat conservation areas; (6) frequently flooded areas; and (7) geologically hazardous areas. "Sensitive area" has the same meaning as "critical area" for the purposes of this chapter.	SMC 19.12.020.H "Critical area" includes the following areas and associated buffers: (1) wetlands; (2) streams; (3) channel migration zones; (4) areas with a critical recharging effect on aquifers used for potable water; (5) fish and wildlife habitat conservation areas; (6) frequently flooded areas; (7) geologically hazardous areas. "Sensitive area" has the same	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
		SMC 19.12.020.E. "Buffer" means the designated area adjacent to a wetland, stream, geologically hazardous area, or channel migration zone. The buffer is intended to protect the resource in the case of wetlands and streams; to protect against injury or damage to persons and property and to protect against landslide, erosion and other undesirable consequences in the case of geologically hazardous areas; and to protect against injury and damage to persons and property in the case of channel migration zones. Buffers are not applicable to critical aquifer recharge areas, fish and wildlife habitat areas (except to the extent that buffers for other critical areas serve as fish and wildlife habitat areas), or frequently flooded areas. SMC 19.12.030.B does not include buffers as a regulated critical area. "B. Critical areas regulated by this chapter include: 1. Geologically hazardous areas including: a. Erosion hazard areas; b. Landslide hazard areas; c. Steep slope hazard areas; and d. Seismic hazard areas; and 2. Channel migration and erosion hazard areas; 3. Frequently flooded areas; 4. Streams; 5. Wetlands; 6. Fish and wildlife habitat conservation areas; and 7. Critical aquifer recharge areas."	meaning as "critical area" for the purposes of this chapter. SMC 19.12.020.E. "Buffer" means the designated area adjacent to a wetland, stream, geologically hazardous area, or channel migration zone. Stream buffers is synonymous with Riparian Management Zones in this chapter. The buffer is intended to protect the resource in the case of wetlands and streams; to protect against injury or damage to persons and property and to protect against landslide, erosion and other undesirable consequences in the case of geologically hazardous areas; and to protect against injury and damage to persons and property in the case of channel migration zones. Buffers are not applicable to critical aquifer recharge areas, fish and wildlife habitat areas (except to the extent that buffers for other critical areas serve as fish and wildlife habitat areas), or frequently flooded areas. Updated 19.12.030.B, as follows: "B. Critical areas and associated buffers regulated by this chapter include: B. Critical areas regulated by this chapter include: 1. Geologically hazardous areas including: a. Erosion hazard areas; b. Landslide hazard areas;	

<table>
<tr><th>Item</th><th>SMC</th><th>Existing Code</th><th>New Regulation/Code</th><th>Consistent with BAS</th></tr>
<tr><td></td><td></td><td></td><td>c. Steep slope hazard areas; and

d. Seismic hazard areas;

2. Channel migration and erosion hazard zones;

3. Frequently flooded areas;

4. Streams

5. Wetlands;

6. Fish and wildlife habitat conservation areas; and

7. Critical aquifer recharge areas.</td><td></td></tr>
<tr><td>9</td><td>19.12.160.D</td><td>Per SMC Table 19.12.160-1. Stream Buffers:

<table><tr><th>Stream Classification</th><th>External Buffer Width</th></tr><tr><td>Class 1 streams and Class 2 streams with anadromous salmonids</td><td>100 feet</td></tr><tr><td>Class 2 streams</td><td>75 feet</td></tr><tr><td>Class 3 streams</td><td>50 feet</td></tr><tr><td>Class 4 streams</td><td>25 feet</td></tr><tr><td>Snoqualmie River South Fork and right bank of mainstem</td><td>200 feet</td></tr></table></td><td>19.12.160.D. Riparian Management Zones. Riparian Management Zones (RMZ) are designated based on the estimated average 200 year site potential tree height, extending outward on each side of a stream from the ordinary high water mark to the distances prescribed in Table 19.12.160-1:</td><td>☒ Yes
☐ No</td></tr>
</table>

<table>
<tr><th>Item</th><th>SMC</th><th>Existing Code</th><th>New Regulation/Code</th><th>Consistent with BAS</th></tr>
<tr>
<td></td>
<td></td>
<td>
<table>
<tr><td>within the Natural Shoreline Environment [1, 2]</td><td></td></tr>
<tr><td>Snoqualmie River within Urban Riverfront Environment, generally located between S.E. Fir Street and Meadowbrook Way S.E.[1, 2]</td><td>25 feet</td></tr>
</table>
[1] Areas of the Snoqualmie River not identified in Table 19.12.160-1 shall use the prescribed Class 1 stream buffer.

[2] See Chapter 19.08 SMC for shoreline environments and associated maps.
</td>
<td>
Table 19.12.160-1.

Riparian Management Zone Widths
<table>
<tr><th>Stream Classification</th><th>RMZ Width</th></tr>
<tr><td>Class 1 streams</td><td>See Shoreline Regulations (SMC 19.08).[1]</td></tr>
<tr><td>Class 2 streams</td><td>200 feet</td></tr>
<tr><td>Class 3 streams</td><td>100 feet</td></tr>
<tr><td>Class 4 streams</td><td>100 feet</td></tr>
</table>
[1] See Chapter 19.08 SMC for shoreline environments and associated maps.
</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Code addition to 19.12.020</td>
<td>Added definition of “Ordinary High Water Mark (OHWM)” at 19.12.020(Z)</td>
<td>Z. “Ordinary high water mark” means the point on the sides of streams or lakes which is historically or normally at water’s edge, as identified by a visible change in vegetation and/or soil. The ordinary high water mark should be determined using the most current federal and state methodologies.</td>
<td>☒ Yes
☐ No</td>
</tr>
<tr>
<td>11</td>
<td>19.12.070.D</td>
<td>D. Monitoring.</td>
<td>19.12.070.D has been updated as follows:

D. Monitoring.</td>
<td>☒ Yes
☐ No</td>
</tr>
</table>

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
		1. Whenever mitigation is required, the city may require monitoring to ensure the mitigation meets the design performance standards established in the approved mitigation plan. The city may require that a qualified critical area consultant, at the direction of the city and at the applicant's expense, monitor the development proposal site during construction and for a sufficient period of time after construction to ensure satisfactory mitigation of impacts on the critical area. The qualified critical area consultant shall monitor per the provisions outlined in the approved mitigation plan based on the conditions or restrictions imposed by the city and such administrative rules as the director shall prescribe.	1. Whenever mitigation is required, the city will require monitoring to ensure the mitigation meets the design performance standards established in the approved mitigation plan. The city may require that a qualified critical area consultant, at the direction of the city and at the applicant's expense, monitor the development proposal site during construction and for a sufficient period of time after construction to ensure satisfactory mitigation of impacts on the critical area. The qualified critical area consultant shall monitor per the provisions outlined in the approved mitigation plan based on the conditions or restrictions imposed by the city and such administrative rules as the director shall prescribe.	
12	19.12.060 19.12.170	19.12.060 discusses the requirement for a critical areas study, for any action that could impact a critical area. 19.12.170 requires a report for actions that could impact wetlands.	Replaced "critical areas study" with "critical areas report" for simplicity and consistency. Updated sections included: • 19.12.060 update "critical areas study" to "critical areas report" and "study" to "report". • 19.12.070 update "study" to "report". • 19.12.110.B update "study" to "report". • 19.12.120.1 update "study" to "report". • 19.12.160.C.10 update "study" to "report". • 19.12.170.H.6 update "study" to "report".	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
			• 19.12.200.F update "critical areas study" to "critical areas report".	
13	19.12.040(A)6	19.12.040(A)6 allowed activities states: "Removal of invasive plants and noxious weeds, and additional aggressive non-native species, including Japanese knotweed, Scot's broom, English ivy, Himalayan and evergreen blackberry; provided, only hand labor and light equipment that minimizes disturbance to the critical area or buffer are used, and chemical applications are approved for use adjacent to streams and wetlands, provided best management practices are used."	Updated to: "Removal of invasive plants and noxious weeds, and additional aggressive non-native species, including Japanese knotweed, Scot's broom, English ivy, Himalayan and evergreen blackberry; provided, only hand labor and light equipment that minimizes disturbance to the critical area or buffer are used, and any chemical applications are approved by Ecology for use adjacent to streams and wetlands, provided best management practices are used, and soil compaction is avoided."	☒ Yes ☐ No
14	19.12.040(A)7	19.12.040(A)7: 7. Removal of dangerous trees, with the director's approval. A certified arborist's evaluation may be required in the discretion of the director if the hazard is not clearly evident.	19.12.020 updated to include a definition for "Hazard tree." 19.12.020.P. "Hazard tree" is defined as a threat to life, property, or public safety. 19.12.040(A)7: 7. Removal of hazard trees, with the director's approval. A certified arborist's evaluation may be required in the discretion of the director if the hazard is not clearly evident. Creation of snags are encouraged rather than complete tree removal. Hazard trees removed from critical areas or associated buffers must be replaced at a minimum 3:1 ratio and maintained for at least three years.	☒ Yes ☐ No
15	19.12.160	SMC 19.12.160.C.11.a: a. Such public access will not adversely affect habitat or water quality values of the critical area or its buffer	19.12.160.C11.a:. Such public access will not adversely affect habitat or water quality values of the critical area or its buffer, and that the	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
			design reflects current Priority Habitat and Species data and WDFW management recommendations;	
16	19.12.090	19.12.090.F.1 states: Whenever mitigation is required, the applicant shall prepare and submit a mitigation plan for city review and approval.	19.12.090.F.1: 1. Whenever mitigation is required, the applicant shall prepare and submit a mitigation plan using a watershed approach for city review and approval.	☒ Yes ☐ No
17	19.12.160(C)1	1. Stream Crossings. Stream crossings may only be permitted when there is no other reasonable access resulting in less impact on the stream and/or its buffer. Stream crossings shall use all reasonably feasible construction techniques to avoid disturbance to the stream bed or bank. In the case of Class 2, Class 3 or Class 4 streams, bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used if the applicant demonstrates that such methods and their implementation will pose no harm to the stream bank or bed and will not adversely impact fish habitat as demonstrated in a report from a qualified consultant submitted by the applicant. The applicant shall be responsible to obtain and comply with all other applicable state and federal permits. Crossings shall not occur over salmonid spawning areas unless no other possible crossing site exists. Crossings shall be minimized and serve multiple purposes and properties whenever possible. Construction of stream crossings shall be in conformance with applicable permit limitations established by state resource agencies.	Updated as follows: 1. Stream Crossings. Stream crossings may only be permitted when there is no other reasonable access resulting in less impact on the stream and/or its buffer. Stream crossings shall use all reasonably feasible construction techniques to avoid disturbance to the stream bed or bank. In the case of Class 2, Class 3 or Class 4 streams, bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used if the applicant demonstrates that such methods and their implementation will pose no harm to the stream bank or bed and will not adversely impact fish habitat as demonstrated in a report from a qualified consultant submitted by the applicant. The applicant shall be responsible to obtain and comply with all other applicable state and federal permits. Crossings shall not occur over salmonid spawning areas unless no other possible crossing site exists. Crossings shall be minimized and serve multiple purposes	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
			and properties whenever possible. Construction of stream crossings shall be in conformance with applicable permit limitations established by state resource agencies. Stream crossings shall be designed in accordance with the Washington Department of Fish and Wildlife's Water Crossing Design Guidelines (2013), as updated. New crossings shall be evaluated under future climate change scenarios for 2040 and 2080, or similar, as required by state and federal agencies.	
18	19.12.140	**19.12.140 Channel migration and associated erosion hazard zones.** A. The administrator shall assemble all available channel migration and erosion hazard maps and studies from King County and other sources in order to determine the location and severity of known channel migration and erosion hazard zones, and shall maintain maps showing the boundaries of all known channel migration and erosion hazard zones. The administrator is hereby authorized to adopt administrative rules to establish the process and criteria for designating and classifying channel migration and erosion hazard zones. An applicant for a development permit may submit a report by a qualified professional engineer in support of a determination of the boundaries or classification of channel migration and/or erosion hazard areas on a specific property if there is a discrepancy between the approved channel migration zone or erosion hazard map and site-specific conditions or data, or for unmapped	**19.12.140 Channel migration and associated erosion hazard zones.** A. The administrator shall assemble all available channel migration and erosion hazard maps and studies from King County and other sources in order to determine the location and severity of known channel migration and erosion hazard zones, and shall maintain maps showing the boundaries of all known channel migration and erosion hazard zones. The administrator is hereby authorized to adopt administrative rules to establish the process and criteria for designating and classifying channel migration and erosion hazard zones. An applicant for a development permit may submit a report by a qualified professional engineer in support of a determination of the boundaries or classification of channel migration and/or erosion hazard areas on a specific property if there is a discrepancy	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
		potential channel migration zones or erosion hazard areas.	between the approved channel migration zone or erosion hazard map and site-specific conditions or data, or for unmapped potential channel migration zones or erosion hazard areas. It is a goal of the city of Snoqualmie to retain and restore channel migration zones as practicable to restore riparian functions in applicable areas over time.	
19	SMC 19.12.160(A)5	5. Type C (Conveyance). As defined by the city of Snoqualmie, "Type C waters" are those natural open ephemeral drainage courses (including where bridged, piped or culverted) that are not Type S, F, Np or Ns waters, which contain flow only during or immediately after periods of precipitation, and which flow generally less than 30 days per year.	Type C stream class deleted because it is not consistent with WAC 222016-030.	☒ Yes ☐ No
20	SMC 19.12.170.E	E. Impacts to Wetlands Less Than 1,000 Square Feet. The following wetlands are exempt from the buffer provisions contained in this chapter and the normal mitigation sequencing process in SMC 19.12.090. They may be filled if impacts are fully mitigated based on provisions in this chapter. If available, impacts should be mitigated through the purchase of credits from a mitigation bank, consistent with the terms and conditions of the program or bank. iIn order to verify the following conditions, a critical area report for wetlands meeting the requirements in SMC 19.12.180 must be submitted. 1. All isolated Category III and IV wetlands less than 1,000 square feet that:	This exemption deleted because its inconsistent with Best Available Science.	☒ Yes ☐ No

Item	SMC	Existing Code	New Regulation/Code	Consistent with BAS
		a. The wetland is not associated with a riparian corridor; b. The wetland is not associated with other wetlands through surface or groundwater connections; c. The wetland does not contain habitat identified as essential for local populations of species identified by the Washington Department of Fish and Wildlife as priority species; d. Compensatory flood storage for the proposed alteration has been provided within city limits with the equivalent to the amount of flood storage removed from the wetland; and e. If located in the city's 100-year floodplain, the proposal is consistent with the requirements of Chapter 15.12 SMC, Flood Hazard Regulations.		
21	SMC 15.12 (Flood hazard Regulations)	Multiple references in SMC 15.12 to one foot of freeboard (minimum requirement by FEMA)	Two feet of freeboard.	☒ Yes ☐ No