

## MUKILTEO CITY COUNCIL AGENDA BILL 2017-07

<b>SUBJECT TITLE:</b> Critical Areas Mitigation Program Projects	<b>Meeting Date:</b> February 6, 2017
<b>Staff Lead:</b> Patricia Love, Community Development Dir. Andrea Swisstack, Assistant City Engineer	<b>Exhibits:</b> <div>1. CAMP Project Site</div> <div>2. 76th Street Trailhead Subarea Plan with Wetland Mitigation</div> <div>3. Project Impacted Sites</div>
<b>Department Director:</b> Mayor Jennifer Gregerson	
<b>Estimated Time:</b> 20 Minutes	
<b>Previous Review:</b> Council: 1/3/17, 10/13/16	
<b>Budget Reference:</b> page 139, Harbour Pointe Blvd Widening- Construction	

**BUDGET INFORMATION:** None

**RECOMMENDATION:** Council motion to approve the use of the CAMP to mitigate wetland impacts from the Harbour Point Blvd Widening project and the Mundorf single family lot in Japanese Gulch.

### SUMMARY:

In May of 2012 the Mukilteo City Council adopted a wetland and stream restoration program, commonly known as the Critical Areas Mitigation Program (CAMP), which provides property owners the flexibility to mitigate project impacts off-site in a pre-determined location. Selected sites were determined using the Department of Ecology's Watershed Approach and which provide significant ecological and biological benefits to the environment.

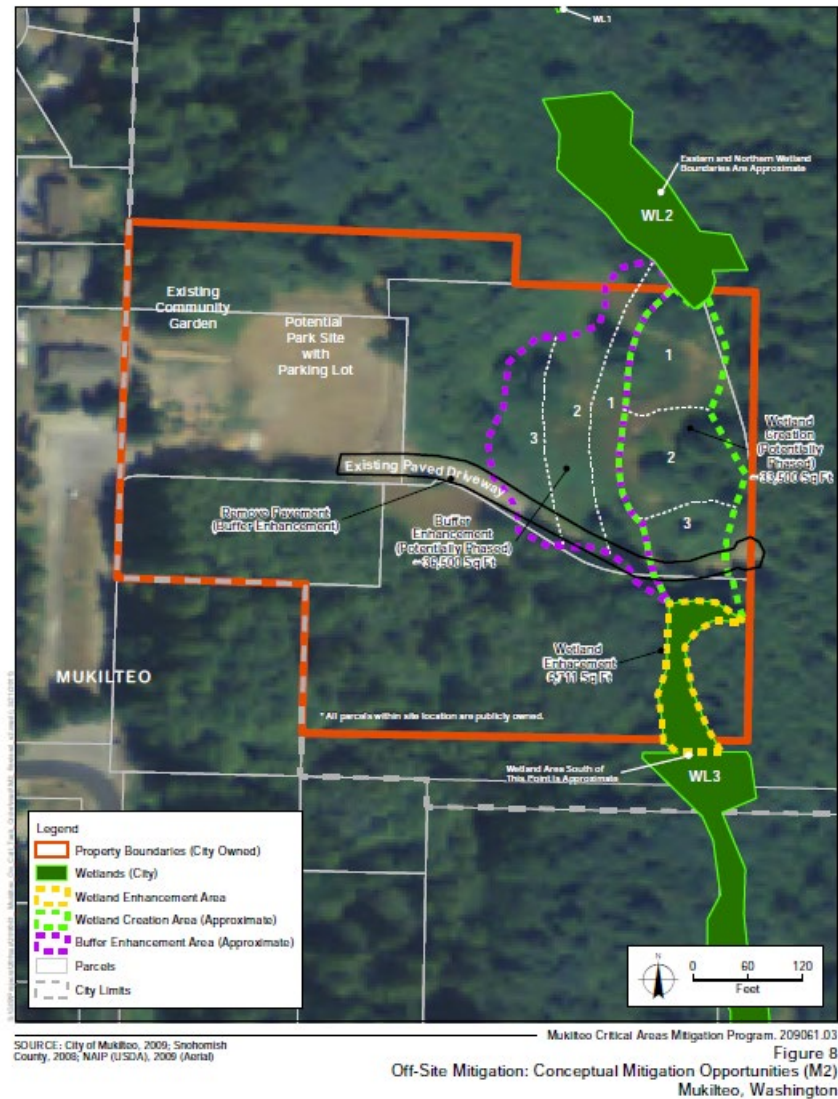
On January 17, 2017, the Council was briefed on how the program works and reviewed the procedure that would require City Council approval of potential projects using the CAMP. Currently, there are two pending projects that could benefit by using the CAMP; one by the City and the other by a private property owner.

- **Harbour Point Blvd Widening Project:** City-led project to widen Harbour Point Blvd South near the intersections of Cyrus Way and SR 525. Additional right-of-way is needed to widen the east bound lanes and construct sidewalks on the south side of the road. This work impacts portions of two small Category III and IV wetlands.
- **Mundorf Single Family Residence:** The City received a request to utilize the CAMP for a vacant lot located off 8th Street. Currently the property has a small Category IV wetland which encompasses a large portion of the property.

City staff is requesting to fill portions of the wetlands associated with the Harbour Pointe Boulevard Widening Project and fill all of the wetland on the Mundorf property and recreate a wetland within Japanese Gulch on the property to the east of the Community Garden. This area has been identified in the CAMP and would provide enhancement to the existing wetlands that have been previously altered. These projects are consistent with the intent of the Japanese Gulch Master Plan which calls for the preservation of critical areas and open space. The natural meadow area in the Master Plan is near an existing wetland and was not intended to be developed or used as a manicured lawn. Creating and enhancing this wetland area will help transition the trailhead to the conservation area.

**ALTERNATIVES:** Bring the issue back to Council for further discussion.

Exhibit 1: CAMP Map and Project List



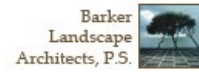
MHR 2	Japanese Gulch/Brewery Creek South Parcels (Privately owned)	<ul style="list-style-type: none"> <li>Buffer Preservation (wetland and stream)</li> <li>Wetland Preservation</li> <li>Stream Enhancement</li> <li>Wetland Enhancement</li> </ul>	<ul style="list-style-type: none"> <li>Preservation of headwater wetlands, riparian buffer, and forest upland.</li> <li>Limited enhancement opportunities include invasive weed removal from buffers.</li> <li>Removal of garbage from Japanese Gulch Creek.</li> <li>Remove garbage from Wetland 2.</li> </ul>	Figure 18 in Section 8.3
-------	--	---	---	--------------------------

Exhibit 2: 76<sup>th</sup> Street Trailhead Subarea Plan with Wetland Mitigation



## 76th Street Trailhead

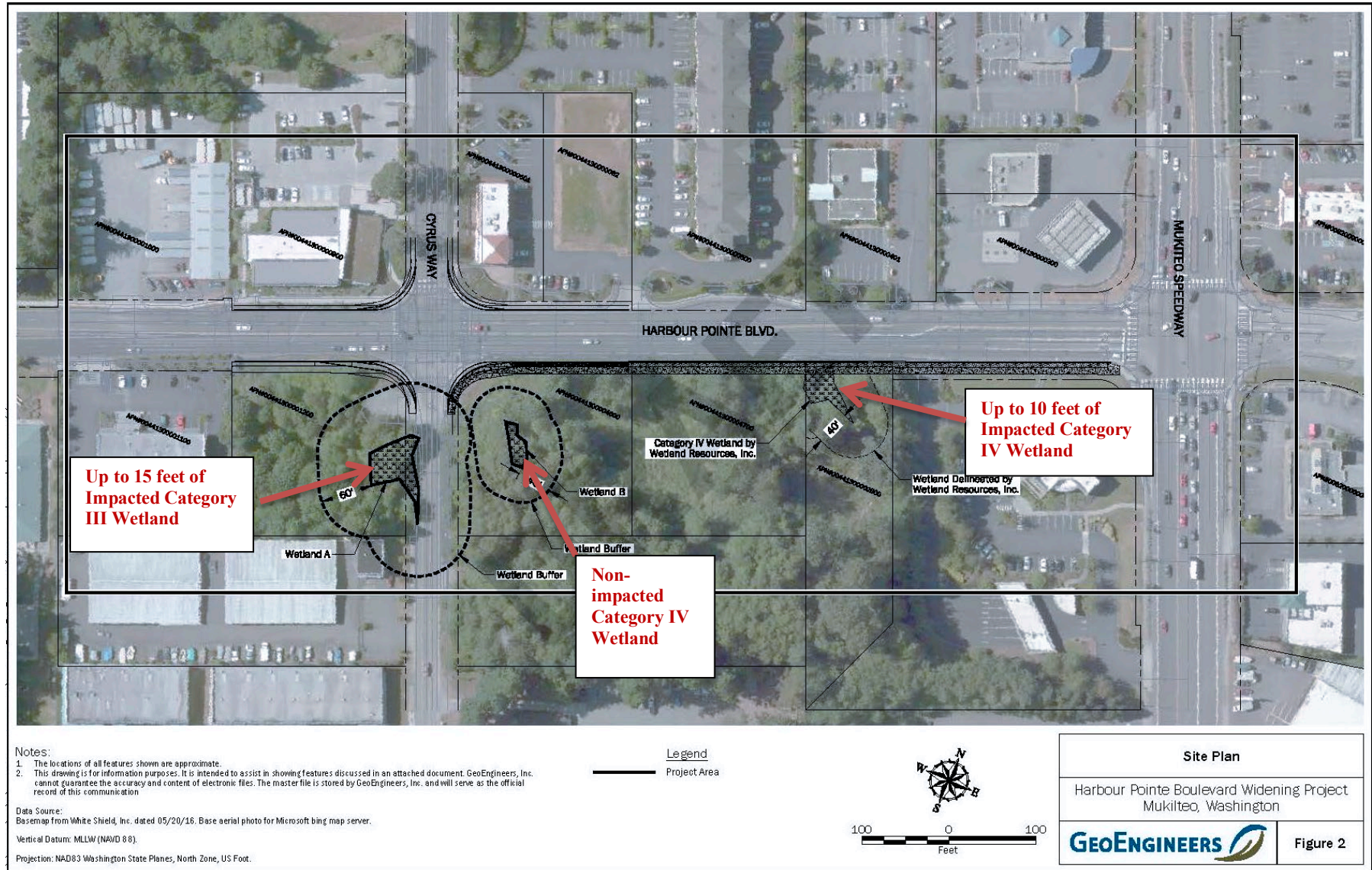
CAMP & Mundorf Overlay - DRAFT





## Exhibit 3: Project Impacted Sites

### Harbour Point Blvd South:



Mundorf Site:





# WETLAND CREATION AREA MAP

## Mundorf - 8th St

PORTION OF SECTION 4, TOWNSHIP 28N, RANGE 4E, W.M.



LEGEND	
	WETLAND CREATION
	BUFFER ENHANCE.
	PARCEL

**Wetland Resources, Inc.**  
 5005 10th Avenue S.E. Suite 100 Everett, Washington 98201  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

EXISTING CONDITIONS MAP  
 Mundorf - 8th St  
 Mukilteo, Washington

Terry Mundorf  
 9824 NE Flow Trail Lane  
 Bainbridge Island, WA 98110

Sheet 1/1  
 WFE Job # 16523  
 Drawn by: JM  
 Date: Nov. 11, 2019