



Wiltermood
Associates, Inc.

The Wetlands Experts

WHAT WE DO

The following steps are activities that we at Wiltermood Associates can provide in the review, planning and processing of your wetlands.

Walkthrough:

We will walk with you through your property and evaluate your site for the presence or absence of wetlands. If there are wetlands present, we will give you a general idea of their boundary. We will discuss with you the likely issues you will face from city and/or county departments and governmental agencies such as the Washington State Department of Fish & Wildlife and the US Army Corps of Engineers if applicable. We can tell you the category of your wetland which lets you know what buffers will be required between your wetland and development activities. We will recommend the best location for siting your home or development to streamline the permitting process. This is an on-site discussion only, and we do not write letters, reports, or make written notes of our visit.

Determination:

A determination is similar to a walkthrough but upon completion we will provide written documentation for you to submit to interested persons or governmental regulators. A determination letter can be generated when no wetlands are found on the parcel. The letter will reference scientific data that establishes proof of no wetlands. This requires that we dig test holes for soil analysis in addition to evaluating vegetation and hydrology.

Delineation:

If wetlands are found, a Delineation & Wetland Analysis Report will be required for submittal to the designated city or county to meet the conditions of their Critical Areas Ordinance. A Delineation requires that we accurately determine the boundary of any wetland on your property. We will mark this edge with survey ribbon, and if required, a licensed surveyor can locate the wetlands precisely within the borders of the property. In situations where a formal boundary survey is not required, the flagging will still serve as the basis for establishing the buffer. The Wetland Analysis Report is a thorough assessment of on-site conditions of hydrology, vegetation and soils as they relate to the delineated wetland. It may also include discussion of related off-site wetlands and streams that impact the parcel in question. Additionally, the impacts of proposed development are addressed.

* It is fitting here to mention buffer averaging. Once the wetland edge is established and its required buffer known, you may find that your plans and the demands of the governing Critical Areas Ordinance are at odds. In some situations you may be permitted to encroach in the wetland buffer with your development in exchange for providing a wider buffer somewhere else along the line so that there is no net loss of buffer area. We can petition on your behalf to the authority in an attempt to get what you want.

Mitigation:

If you adversely impact a wetland or its buffer you will be required to mitigate (compensate) for those impacts. Mitigation measures can cover a broad array of activities. Mitigation can be as simple as enhancing a wetland buffer with additional vegetation or as extensive as producing a complex mitigation design involving the planting of 1,000's of trees, shrubs, and upland/wetland plants, contouring the landscape for the creation of replacement wetland areas and installing snags, fencing and temporary irrigation systems. Mitigation usually requires a period of monitoring that generally spans 3 or more years and involves the submittal of annual monitoring reports to responsible agencies/governments until it is clear that the restoration is successful (i.e., the plants are thriving).