

## *Town of Steilacoom*

# **NOTICE OF ADMISTRATIVE APPROVAL**

The Town Administrator gave approval to the following application on January 11, 2023

***Application: Hjelseth Critical Areas Permit, 2514 Shepard Street Steilacoom***

The standard wetland buffer of 80 feet is reduced to 60 feet per SMC 16.16.430(5) subject to 18 conditions of approval. **Note: Wetland Report, Staff Report and Decision are posted on the Town website, [townofsteilacoom.org](http://townofsteilacoom.org), under Services/Development Applications**

***Conditions of Approval:***

1. The applicant must submit an erosion control plan denoting the clearing limits and wetland buffer area of at least 60 feet from the edge of the wetland.
2. The erosion control plan must include the following best management practices (BMPs):
  - a. Silt fencing around the entirety of the development area so as to avoid and minimize any inadvertent, site-related stormwater runoff that could degrade the wetland or wetland buffer.
  - b. Straw wattles or other appropriate erosion and sediment control devices to keep stormwater runoff out of the wetland and wetland buffer.
  - c. Practices to control dust and erosion during active clearing.
  - d. Practices to reduce noise impacts during active clearing, including not leaving machinery idling. Compliance with the Town of Steilacoom noise ordinance, SMC 9.04.130, is required.
  - e. Equipment used for clearing must be checked daily to ensure proper working order and to be free of leaks. Appropriate spill kits and secondary containment methods must be kept on-site during clearing.
3. The wetland buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be conspicuously marked in the field. Markings are subject to inspection by the Town Administrator or designee prior to commencement of permitted activities.
4. No clearing is allowed until after approval of the erosion control plan and the field markings.
5. All exposed soil must be covered with plastic sheeting, hydroseeding and straw or mulch.
6. Hydroseeding is restricted to the cleared area, excluding any portion of the 60-foot buffer area.
7. All the BMPs in conditions 1-6 must be maintained by the property owner until a permit for construction of a residence is approved by the Town of Steilacoom.
8. Immediately following clearing, a permanent fence must be installed along the wetland buffer edge.

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9. In conjunction with the fencing, at least one permanent sign made of an enamel-coated metal face and attached to a metal post, or another non-treated material of equal durability, and be approximately 12 inches by 18 inches in size. Signs must be maintained by the property owner in perpetuity. The sign must be worded as follows or with alternative language approved by the Town Administrator or designee:  
Protected Wetland Area  
Do Not Disturb  
Contact Town of Steilacoom  
Regarding Uses and Restrictions
10. During construction of a residence, all stormwater must be diverted away from the wetland buffer and infiltrated into any area where stormwater has time to infiltrate to a pervious, vegetated surface away from the wetland buffer.
11. Stormwater from impervious surfaces must be kept out of the wetland buffer and wetland through diversion and/or infiltration to a pervious surface away from the wetland buffer. Stormwater infiltration, bioswales, and pervious surfaces are all possible techniques. The Town Administrator or designee must approve the stormwater design prior to installation.
12. The project design of any future impervious surfaces must include ways to sufficiently disperse or control the flow of resulting additional runoff out of the wetland buffer and wetland.
13. Pesticides and fertilizers must only be applied in ways that do not allow runoff into the wetland buffer or wetland.
14. Lighting from all future structures must be shielded or directed away from the wetland and wetland buffer area to avoid light and glare impacts to the wetland.
15. Human and pet disturbance of the wetland and wetland buffer is to be avoided. Pets should be leashed or fenced.
16. No hydroseeding of the buffer area is allowed.
17. Invasive plants may be removed from the buffer area by hand. Native plants, such as Oregon grape, salmonberry, salal, sword fern, snowberry and native conifers may be planted to enhance the buffer area. The Town Administrator or designee must approve any enhancements prior to planting.
18. This permit must be recorded with the Pierce County Auditor's Office to provide notice to future property owners. Applicant must provide the Town with proof of recording.

**Staff Contact:** Further information may be obtained from Doug Fortner, Town Planner; 1030 Roe Street, Steilacoom, WA 98388; telephone (253) 581-1912; fax (253) 582-0651, e-mail: [doug.fortner@ci.steilacoom.wa.us](mailto:doug.fortner@ci.steilacoom.wa.us).

**Appeal Period:** The decision on this proposal will be final unless an appeal is submitted to the town clerk within 10 days from the date of this notice.

