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(iii) Joint use of an approved utility corridor by more than one utility may be allowed; and

(iv) The utility corridor meets the provisions of Policies U-1.5 and U-1.8 of the City of Woodinville Comprehensive Plan.

(b) Surface Water Management Activities and Facilities. The following may be allowed within fish and wildlife habitat conservation areas as follows:

(i) Surface water discharge to a stream from a detention facility, presettlement pond or other surface water management activity or facility may be allowed if the discharge is in compliance with the King County Surface Water Design Manual;

(ii) Storm Water Management Facilities. Grass-lined swales and dispersal trenches may be located in the outer 25 percent of the buffer area. All other surface water management facilities are not allowed within the buffer area.

(c) Trails. Public and private trails, and/or visual access to the habitat conservation area may be allowed if

(i) Trail surface shall be made of pervious materials, except that public multi-purpose trails may be made of impervious materials if they meet all other requirements including water quality and quantity; and

(ii) Buffers shall be expanded, where possible, equal to the width of the trail corridor including disturbed areas.

(5) The following ~~development standards~~ shall apply for areas with endangered or threatened species:

(a) No development shall be allowed ~~without prior approval~~ within a ~~fish and wildlife~~ habitat conservation area or its buffer with which ~~State~~ state or ~~Federally~~ federally endangered ~~or~~, threatened, or sensitive species have a primary association, ~~except that which is provided for by a management plan established by the Washington Department of Fish and Wildlife or applicable state or federal agency.~~

~~(b)~~

(i) ~~Whenever activities are proposed abutting a fish and wildlife with which State or Federally endangered or threatened species have a primary association, such a~~ Areas shall be protected through the application of protection measures in accordance with a ~~habitat management plan~~ critical area report prepared by a qualified professional ~~biologist~~ and approved by the ~~Director~~ City.

(ii) Approval for alteration of land adjacent to the ~~fish and wildlife~~ habitat conservation area or its buffer shall not occur prior to consultation with the Washington State Department of Fish and Wildlife ~~for animal species~~ and the Washington Department of Natural Resources ~~for plant species and other~~ appropriate ~~Federal~~ federal or state agency, ~~as applicable.~~

~~(2b)~~ Bald Eagle Habitat. Bald eagle habitat shall be protected pursuant to the Washington State Bald Eagle Protection Rules (WAC 232-12-292). Whenever activities are proposed adjacent to a verified nest territory or communal roost, a ~~habitat management plan~~ critical areas report shall be developed by a qualified professional.

(i) Activities are adjacent to bald eagle sites when they are within 800 feet, or within a quarter-mile (2,640 feet) and in a shoreline foraging area. The ~~Director~~ City shall verify the location of eagle management areas for each proposed activity.

(ii) Approval of the activity shall not occur prior to approval of ~~the a~~ habitat management plan by the ~~Development Services Director and~~ Washington Department of Fish and Wildlife.

Commented [SC103]: Same language as existing, moved up several pages

Field Code Changed















