

Island County Planning and Community Development

LAND USE INTENSITY WORKSHEET

For all applications for any development proposal related to a Single Family Home that involves property **containing or affected by a wetland**, the single family landowner/applicant must either complete this Worksheet, or at their option they may hire a wetland professional to prepare a wetland report that includes the elements of this worksheet. For all other applications (non-residential or commercial), a private wetland professional must prepare a wetland report that contains the elements of this worksheet.

This Worksheet helps the County determine the Intensity of the uses or structures proposed for development ~~or will follow after the application has been approved~~. Land Use Intensity is a key determiner of the appropriate wetland buffer size.

Wetland buffers are established by two factors: 1) the type of wetland, and 2) the intensity of the development for your land. For property that is or will be developed for a single family home use, the *Rural Stewardship Plan* is an option for landowners to utilize for reducing a property's land use intensity level and protecting natural resources. Please ask Planning staff for more information about the Rural Stewardship Plan.

Applicant Name (please print): _____ **Date:** _____

Parcel or Key Number: _____

Intensity Level (circle one): **Low Medium High**

For County Use Only

Confirmation Date: _____ **Confirmed By:** _____

1. Land Use & Parcel Size (Check one):

- My lot ~~is, or will be,~~ used for commercial, industrial, or other non-residential purposes – If you checked this, please select one of the following: yours is a **High** intensity use and you do not need to continue with this worksheet. ~~To reduce Land Use Intensity, consult with a County Planner.~~
 - My lot is **less** than 5 acres - If you checked this, yours is likely a **High** intensity use and you do not need to continue with this worksheet.
 - My lot is **greater than or equal to** 5 acres - If you checked this, yours is likely a **Medium** intensity use and you do not need to continue with this worksheet.
 - My lot is, or will be, used for residential purposes - If you checked this, please select one of the following:
 - My lot is **less than 1 acre.** and will be residential in uses - If you checked this, yours is a **High** intensity use.
 - My lot is between ~~from~~ **1 acre to and 4.5 2.49 acres** in size and will be used for residential purpose – Proceed to Question 2.a
 - My lot is more than 4.5 acres ~~from~~ **2.5 acres to 4.99 acres** in size and will be used for residential purposes – Proceed to Question 2.b
 - My lot is from **5 acres to 9.99 acres** in size - Proceed to Question 2.c
 - My lot is from **10 acres to 19.99 acres** in size - Proceed to Question 2.d
 - My lot is greater than or equal to **20 acres in size** - Proceed to Question 2.e
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2. Cleared area and/or impervious surface for residential uses:

If your parcel qualifies for 2 different Land Use Intensity ratings, you must choose the higher intensity rating.

- a. Lots 1 acre to 2.49 acres ~~For lots between 1 acre and 4.5 acres and that are used as residential~~ (check one of the following):
 - More than 50% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are **High** intensity*
 - Less than ~~25%~~ 35% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are **Low** intensity - proceed to question 3
 - ~~Between From 25% 35% and to 50%~~ of my lot is, or will be, cleared, **or** ~~less than 10%~~ from 5% to 10% is, ~~or of the lot is or,~~ will be, covered with an impervious surface – You are **Medium** intensity*
- b. ~~For lots from~~ Lots 2.5 acres to greater than 4.5 4.99 acres and that are used as residential (check one of the following):
 - More than ~~35%~~ 45% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are initially **High** intensity*
 - Less than ~~10%~~ 30% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are initially **Low** intensity - Proceed to question 3
 - ~~Between From 10% 30% and to 35% 45%~~ of my lot is, or will be, cleared **or** from 5% to 10% of the lot will be covered with an impervious surface – You are initially **Medium** intensity*
- c. ~~For lots from~~ Lots 5 acres to 9.99 acres (check one of the following):
 - More than 40% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are **High** intensity*
 - Less than 25% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are **Low** intensity - Proceed to question 3
 - From 25% to 40% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with

an impervious surface – You are **Medium** intensity*

d. For lots from Lots **10 acres to 19.99 acres**(check one of the following):

- More than 35% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are **High** intensity*
- Less than 20% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are **Low** intensity - Proceed to question 3
- From 20% to 35% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with an impervious surface – You are **Medium** intensity*

e. For lots Lots **greater than or equal to 20 acres**(check one of the following):

- More than 30% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are **High** intensity*
- Less than 15% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are **Low** intensity - Proceed to question 3
- From 15% to 30% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with an impervious surface – You are **Medium** intensity*

3. Low Intensity Requirements:

Residential uses that are classified as Low intensity **must include each** of the following standards in order to retain the low intensity designation.

- Structures, patios and decks shall be setback fifteen (15) feet from the outer edge of the wetland buffer
- Exterior lighting fixtures shall comply with the lighting standards of Chapter 17.03 ICC and shall be shrouded and directed away from a Wetland or Wetland Buffer
- Fertilizers, pesticides and herbicides shall not be applied in a manner that adversely impacts Wetlands or their Buffers
- Storm water must be controlled before it reaches a Wetland Buffer

**Note: A Land Use Intensity rating may be reduced through enrollment in the County's Rural Stewardship Plan. A commitment to the requirements outlined in the RSP can reduce your property's intensity score from High to Medium, or from Medium to Low. Such a reduction comes with significant added responsibility for current and future landowners. Please contact Planning and Community Development staff for more information.*