

Frequently Flooded Areas







The Federal Emergency Management Agency has defined areas (see map, Figure EN-2) showing the extent of the 100-year flood boundary in order to establish actuarial flood insurance rates and assist communities in efforts to promote sound flood plain management. Development on flood plains retards their ability to absorb water, restricts the flow of water from land areas, and causes hazards downstream. The City limits development in these areas.

Wetlands

Several wetlands exist within the City. (Those that have been identified and mapped are shown in Figure EN-2.) The shores of Lake Ballinger contain significant wetlands, which were developed as parks and a golf course as early as 1971. Changes occurred over the succeeding years. For example, the Nile Shrine Golf Course was substantially modified in 1994-95. The City's first Shoreline Master Program was adopted in 1974. The Shoreline Master Program provides land use controls pertaining to the edge of the lake. It has been noted that these areas can continue to function as a wetland as long as degradation is avoided. The correct fertilizer, seed, maintenance, and any redesign of the golf course(s) should protect wetland functions. The Shoreline Master Program was revised and received final approval on July 16, 1993. (See Appendix A.)

The City has a Critical Areas Ordinance requiring conservation of wetlands. By identifying wetland categories in terms of function and providing for suitable buffers, which may be averaged, better-designed developments, as well as better protection, can be achieved. The Critical Areas Ordinance will be updated to require buffers appropriate to the type of wetland being affected.

Legend

-  Wildlife Priority Habitat and Species Borders (Washington Dept. of F & W)
-  100-year Floodplain (FEMA)
-  Wetlands/Areas of Saturated Soils
-  Streams
-  Streams Below Ground
-  City Boundary

Please note:
The information on this map originates from a variety of resources and is a general representation only. Data shown on this map may be outdated. Other critical areas may be designated as sensitive or critical areas, subject to on-site analysis and additional regulation in accordance with City codes.

Figure EN-2

**Critical Areas:
Biological Features**

