

Critical Areas Ordinance Update

Action

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Direction for Council Consideration:

Consider adopting the Critical Areas Ordinance Update LUCA Ordinance No. 6894.



Agenda



Update Process



CAO Update LUCA



November 12 Study Session Recap




Direction



CAO Update Process

- 1 Policy Directive**
Periodic review of CAO required under Growth Management Act
- 2 Best Available Science**
Document scientific sources that inform CAO
- 3 Gap Analysis**
Identify regulations that need updates based on science/changes to law



Proposed LUCA
Draft LUCA for public review



LUCA Objectives

The proposed LUCA will:

- Balance environmental protections with housing and development flexibilities
- Improve functional outcomes for degraded stream segments through various incentive tools
- Improve protections for existing high quality critical areas
- Provide innovative tools for challenging development sites
- Streamline and simplify code and review process
- Remove some existing code restrictions impacting developable area



Development Flexibilities

Removes:

- Density/intensity calculation in LUC 20.25H.045
- Lot coverage reduction for parcels in the CAO
- Restriction on middle housing
- Complexity in buffer setbacks
 - Streamlined to one standard
 - Adds protrusion allowances into setback



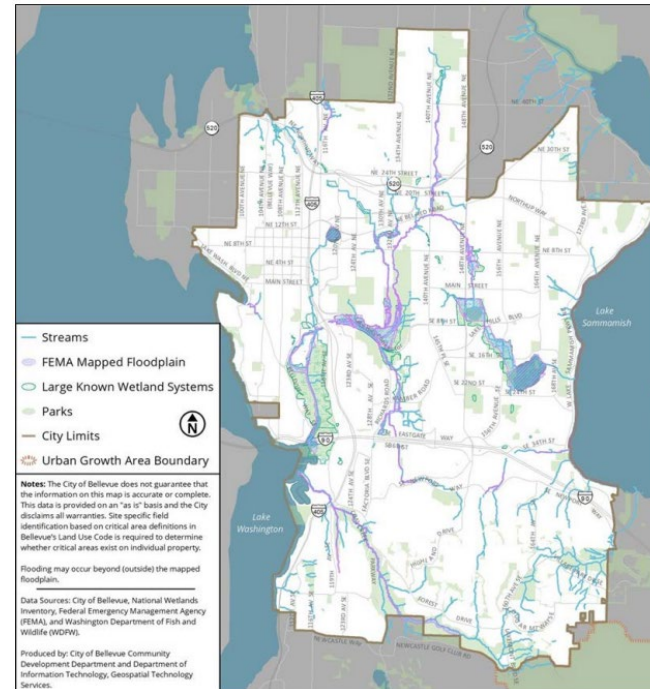
Streams & Wetlands

Streams

- Increases to some stream buffers
- Added flexibility for degraded and piped stream segments
 - Buffer reductions
 - Buffer averaging

Wetlands

- Aligns habitat scores with state standards
- Adds mitigation timing and ratio language
- Adds pathway for potential fill of small Cat. IV wetlands



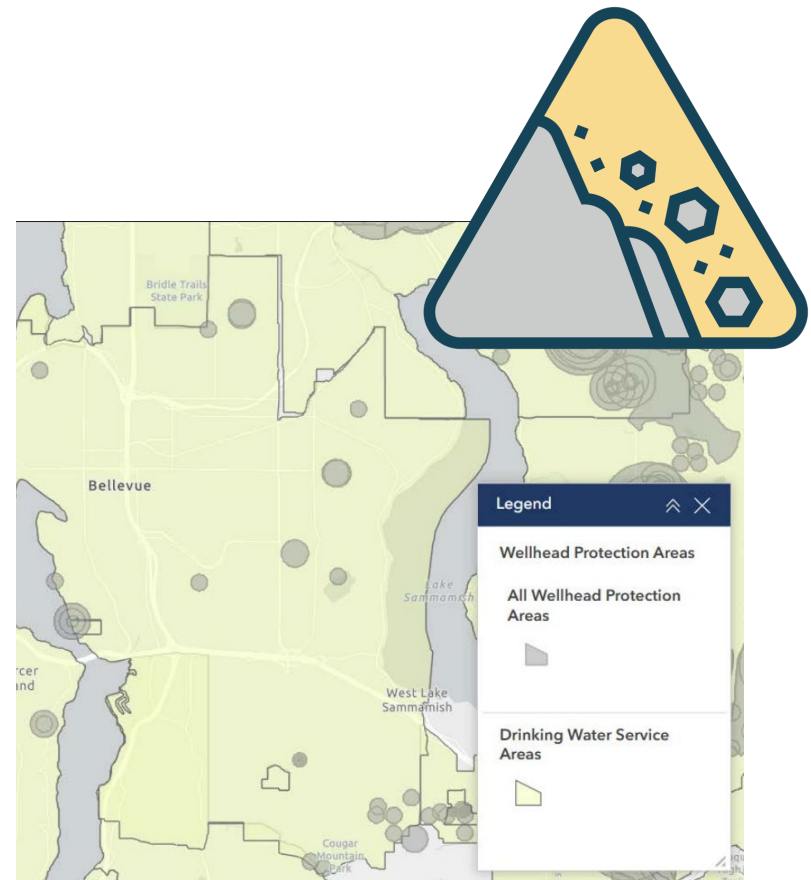
Geohazards & CARAs

Geohazards

- Manmade slope exemption
- Minor work exemption
 - Landscaping, uncovered decks, building overhangs, etc.

Critical Aquifer Recharge Areas

- New section to address wellhead protection areas
- Implements BMPs and stormwater infiltration requirements



Additional Development Tools



Mercer Slough fish ladder

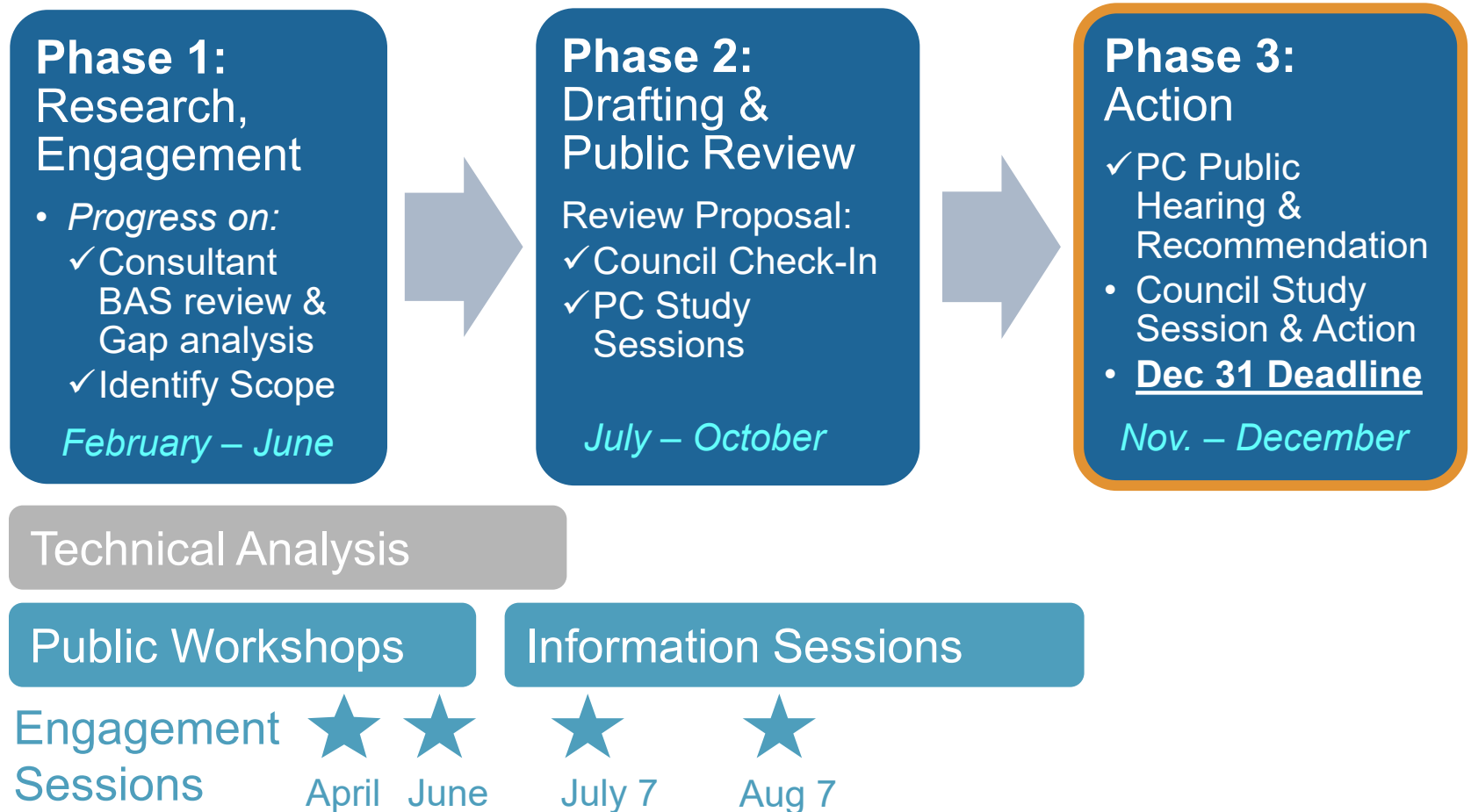
- Reduced buffers for restoring:
 - Piped streams
 - Degraded stream segments
- Buffer averaging
- Innovative mitigation projects



November 12 Study Session

- Generally supportive of Planning Commission recommendation
- Discussion of potential code change for developing over wetlands in limited situations
- Direction to bring back ordinance for final action

Next Steps





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