

# Critical Areas Ordinance 2015 Update

December 7, 2015

Council Adoption



# Overview

## October 26

- Introduction & Scope
- Miscellaneous Title 20 Amendments
- General Provisions 20.80
- Geologic Hazard Areas

## November 2

- Fish and Wildlife Habitat Conservation Areas & Streams
- Wetlands
- Flood Hazard Areas
- Aquifer Recharge Areas
- Potential Amendments

# Council Direction

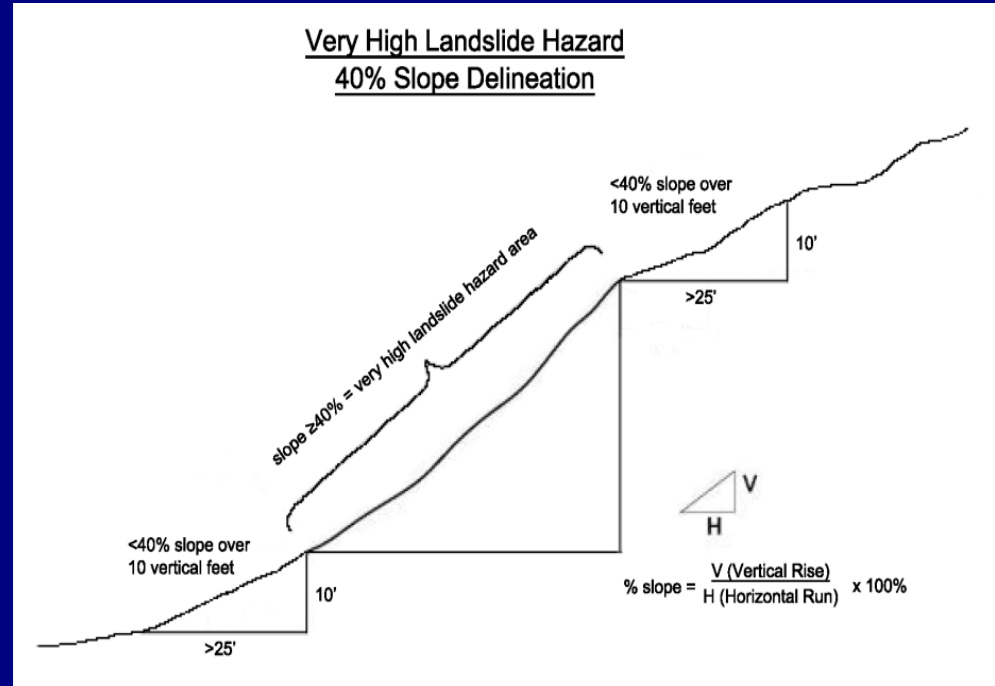
- October 26 and November 2, 2015 Study Sessions
- 4 Potential Amendments

# Amendment 1

- Correct steep slope methodology to remove confusion without definition change.
- Ord. No. 723, Ex. A

# Methodology for VHR

c. All slopes that are 40 percent or steeper and more than 20 feet in height. Very high risk landslide hazard areas shall include mid-slope benches that do not meet the criteria for a top or toe of slope in SMC 20.80.220(A) when slope is averaged over 10 vertical feet of relief.



# Amendment 2

- Reject Commission recommendation to conditionally allow development on VHR landslide hazard areas & retain existing regulations. (Ord. No. 723, Ex. A)
- With 3 Options

# Options with Special or Reasonable Use Permit

1. Per current code, prohibit development on VHR landslide hazard areas.
2. Option 1 + general design criteria.
3. Option 2 + specific criteria for vegetation removal & replacement.

# Commission Criteria 1-7

- 1. The proposed development **shall** not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions. Proposed alteration of natural slopes, that does not include structures, shall not decrease the factor of safety for landslide occurrences below the limits of 1.3 for static conditions and 1.0 for seismic. Where the existing conditions are below these limits the proposed development shall increase the factor of safety to these limits or will not be permitted. Analysis of dynamic conditions shall be based on the seismic event as established by the current version of the International Building Code;
- 2. New structures and improvements shall be clustered to avoid geologic hazard areas and other critical areas;





# Commission Criteria 1-7

- 3. New structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;
- 4. New structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
- 5. The proposed development shall not result in greater risk of the hazard or a need for increased buffers on neighboring properties;
- 6. Where the existing natural slope area cannot be retained undisturbed with native vegetation, the use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes; and
- 7. Development shall be designed to minimize impervious lot coverage and preserve native vegetation and trees to the maximum extent practicable.

# Amendment 3

- Updates with current species list



# Amendment 4

- Articulates that CAO is outside the SMP jurisdiction.
- Articulates that Special Use is not in conflict with CAO regulations and is outside the SMP jurisdiction.
- Ord. No. 724, Ex. A

# Recommendations

- Adopt Ord. No. 723 as amended
- Adopt Ord. No. 724 as amended
- Establish ordinances effective February 1, 2016