



KITSAP COUNTY

# CRITICAL AREAS ORDINANCE

2024 PERIODIC UPDATE



## WHAT ARE CRITICAL AREAS?



### Wetlands

Areas that are frequently or permanently saturated with water such as marshes, swamps, bogs, or other similar lands. Wetlands may be naturally present or intentionally created.



### Fish & Wildlife Habitat Conservation Areas

Areas needed to conserve or maintain one or more plant or animal species. These species may be listed as having federal, state, or local importance. Likely to be found along shorelines, coasts, rivers and streams, near wetlands, in and near lakes, ponds, and forests.



### Geologically Hazardous Areas

Areas that are susceptible to erosion, sliding, earthquake, or other geological events. These areas may be created by natural features or by human development, such as mining.



### Critical Aquifer Recharge Areas

Land areas that recharge groundwater aquifers. Groundwater aquifers are Kitsap's primary source of drinking water. An aquifer is a geologic formation that readily transmits water to wells or springs and is recharged by water filtering through the ground. Aquifers can be unconfined, closer to the surface and connected to the water table, or confined deeper underground.



### Frequently Flooded Areas

Flood plains and areas prone to flooding. They may occur near streams, rivers, lakes, coasts, wetlands, or areas with high groundwater. Flood areas pose a risk to public safety.



# WHAT IS THE CRITICAL AREAS ORDINANCE UPDATE?

More than 66% of Kitsap County contains at least one critical area.

The Critical Areas Ordinance, or CAO, is the portion of local code (KCC Title 19) which provides development standards for protecting the environment and minimizing risks to human safety.

## Why are we updating?

The CAO Update is a required periodic update under the Growth Management Act, with adoption targeted for September of 2024. This includes reviewing the current code and revising it as necessary to be in compliance with legislative updates and changes in 'best available science'. This update is now required every 10 years and in conjunction with the Comprehensive Plan update, also currently underway.

## What changes are included in this update?

On March 8, 2024, Kitsap County released a draft of CAO amendments. Examples of proposed changes include:

- Enhancement of vegetation within wetland buffers when certain development activities are proposed
- Clarifications to buffer reduction processes for wetlands and streams
- Exemptions for 'functionally disconnected buffers'
- Addition of a 'Mitigation Covenant' when mitigation is necessary
- Increases to the standard buffer widths required around all stream types, consistent with new guidance from WA Department of Fish and Wildlife
- Alternative stream buffer widths in the Urban Growth Area, limited to redevelopment projects that meet a specific criteria
- Clarifications to the geologically hazardous areas chapter

## Schedule and Public Process

**We encourage you to join us at a public open house at 5:30pm on May 14th, 2024, located in the Commissioners Chambers at 619 Division St., Port Orchard!**

Additional public comment opportunities are available. To learn more and review the draft and supporting documents, please visit our project website at [kcowa.us/cao](http://kcowa.us/cao).

- Public Open House: May 14
- Planning Commission Hearing on Preliminary Draft: May 21, 2024
- Revised Draft Public Comment Period: July/August 2024
- Board of County Commissioners Hearing on Revised Draft: August 2024 (TBD)
- Target Adoption: September 2024

Scan here to visit our project website

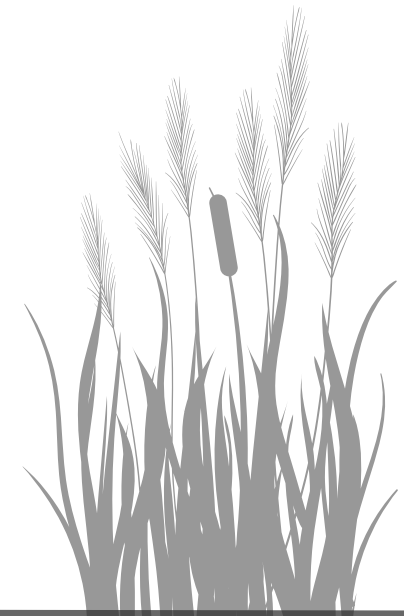




KITSAP COUNTY

# CRITICAL AREAS ORDINANCE

Kitsap County Code, Title 19



## What is the Critical Areas Ordinance?

The Critical Areas Ordinance, or CAO, is the portion of local code (KCC Title 19) which provides development standards for protecting the environment and minimizing risks to human safety.

Critical areas are identified by the state as part of the Growth Management Act (GMA) to specifically include:

- Wetlands
- Fish and Wildlife Habitat Conservation Areas
- Geologically Hazardous Areas
- Frequently Flooded Areas
- Critical Aquifer Recharge Areas.



Chico Creek

## Why are we Updating?

Kitsap County is looking at our CAO as part of a required periodic update under the Growth Management Act.

This includes reviewing the current code and revising as necessary to be in compliance with any legislative updates and changes in 'best available science'.

This update is now required every 10 years and in conjunction with the Comprehensive Plan update, currently underway.



## Learn more and Comment

The public will have the opportunity to comment through a series of open houses, comment periods and hearings. To learn more and review the draft and supporting documents, please scan the **QR code** or visit our project website at [kcowa.us/cao](http://kcowa.us/cao).



Flooding



KITSAP COUNTY

# CRITICAL AREAS ORDINANCE

Kitsap County Code, Title 19



## 2024 Project Timeline

**March 2024**

Draft Amendments Available



**March-April, 2024**

Public Comment Period



**May 21, 2024**

Planning Commission Public Hearing



**August 26, 2024**

Board of Commissioners Public Hearing(s)



**September 2024**

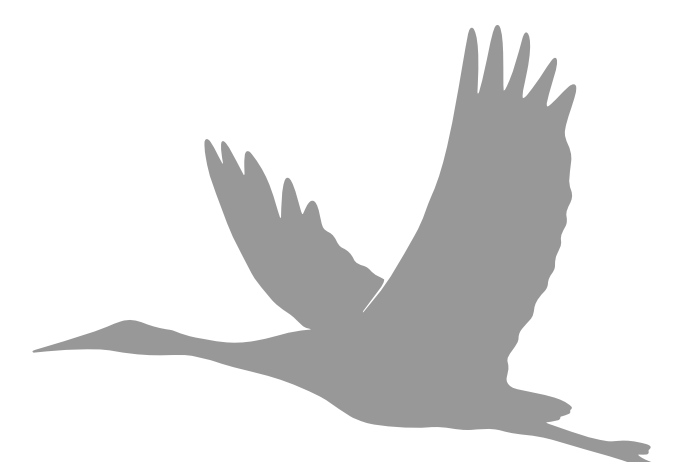
Target CAO adoption

## What Changes are Included in this Update?

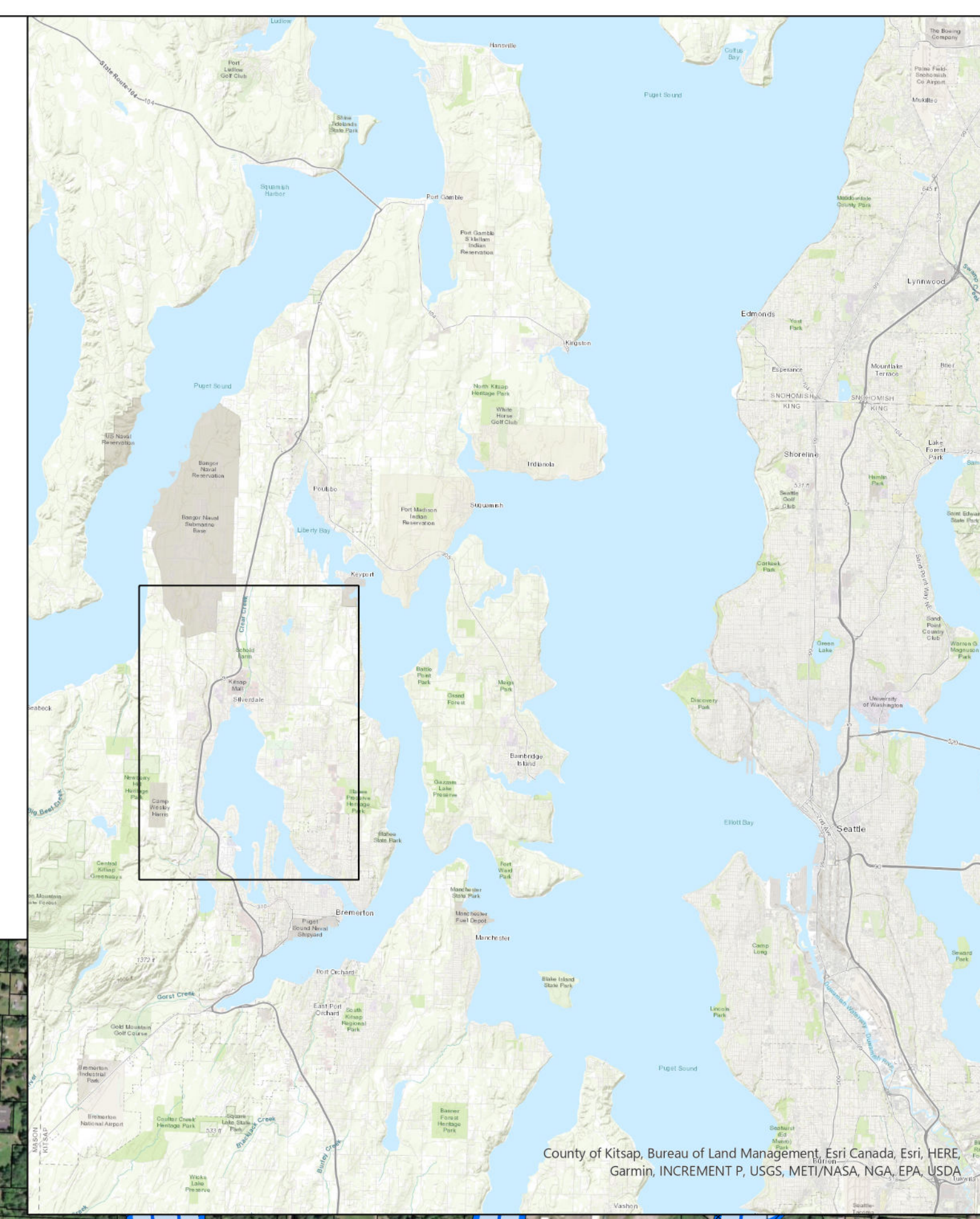
This update includes changes to be consistent with legislative updates, 'best available science', and clarification to existing processes or standards.

The Preliminary Draft changes (3/8/24) include, but are not limited to:

- Stream and wetland buffers being fully vegetated when development activities proposed
- Clarifications to buffer reduction processes for wetlands and streams
- Exemptions for 'functionally disconnected buffers'
- Addition of a 'Mitigation Covenant' when mitigation is necessary
- Stream buffer increases
- Addition of a "Type O" stream
- Alternative Urban Growth Area Buffer Widths (streams)
- Addition of standards for underground, piped streams
- Clarifications to geologically hazardous areas chapter



# Existing and Proposed Stream Buffers: Silverdale and Surrounding Area



The March 8, 2024 Preliminary Draft Critical Areas Ordinance has proposed increases to stream buffers consistent with the Best Available Science. Type F streams currently have 150-foot buffers and are now proposed to have a standard buffer of 200-feet. Type Ns/Np stream currently have 50-foot buffers and are now proposed to have a standard buffer of 100-feet. This map is an illustrative example only and subject to change.

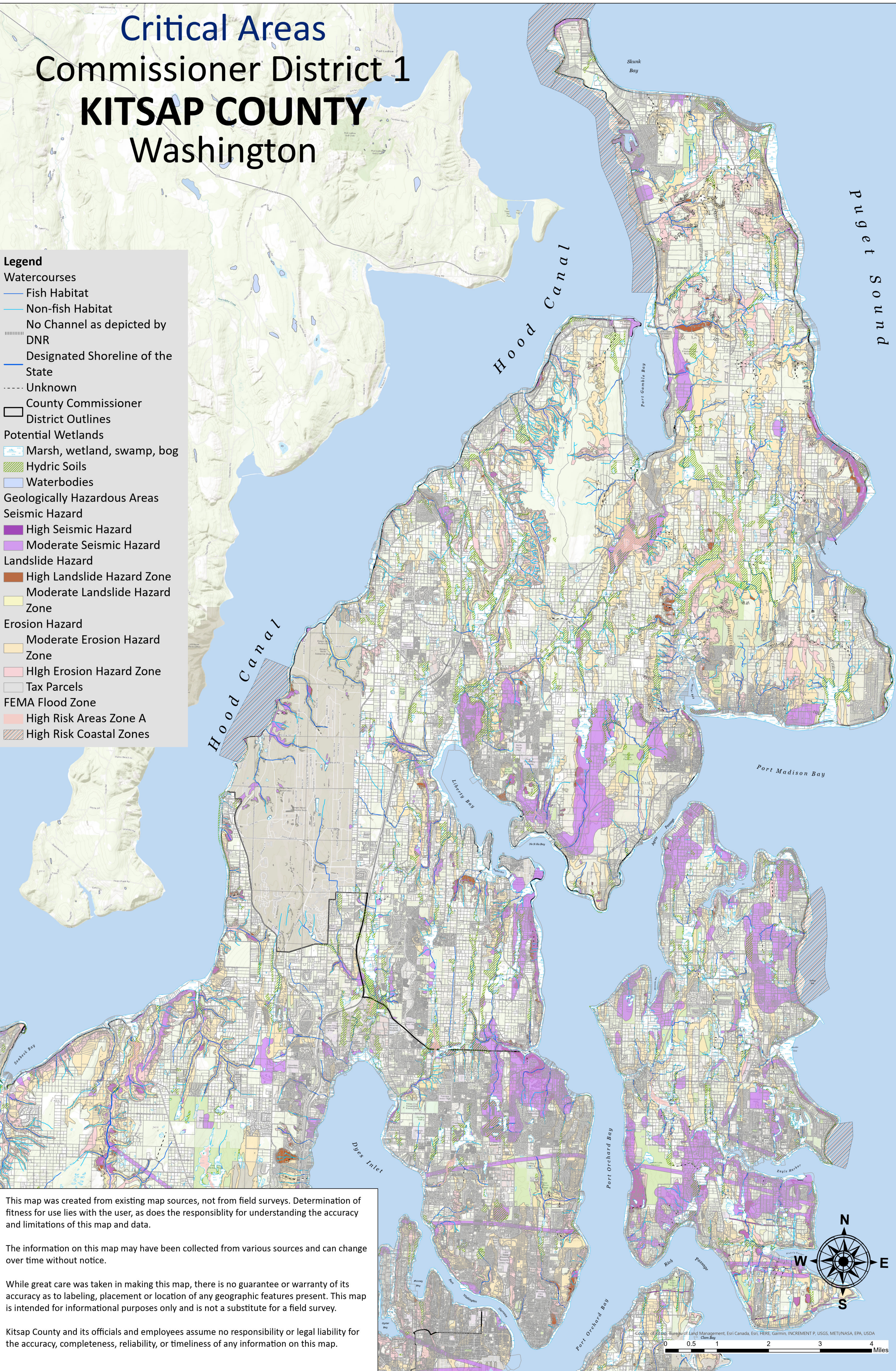
## Legend

- Stream Classifications**
- Fish Habitat
  - Non-fish Habitat
  - Designated Shoreline of the State
  - Unknown
  - No Channel as depicted by DNR
- Other Features**
- Tax Parcels
  - Original Stream Buffers
  - Updated Stream Buffers

0 0.5 1 2 Miles

# Critical Areas Commissioner District 1 KITSAP COUNTY Washington

- Legend**
- Watercourses**
- Fish Habitat
  - Non-fish Habitat
  - No Channel as depicted by DNR
  - Designated Shoreline of the State
  - Unknown
- County Commissioner District Outlines**
- Potential Wetlands**
- Marsh, wetland, swamp, bog
  - Hydic Soils
  - Waterbodies
- Geologically Hazardous Areas**
- Seismic Hazard**
- High Seismic Hazard
  - Moderate Seismic Hazard
- Landslide Hazard**
- High Landslide Hazard Zone
  - Moderate Landslide Hazard Zone
- Erosion Hazard**
- Moderate Erosion Hazard Zone
  - High Erosion Hazard Zone
- Tax Parcels**
- FEMA Flood Zone**
- High Risk Areas Zone A
  - High Risk Coastal Zones



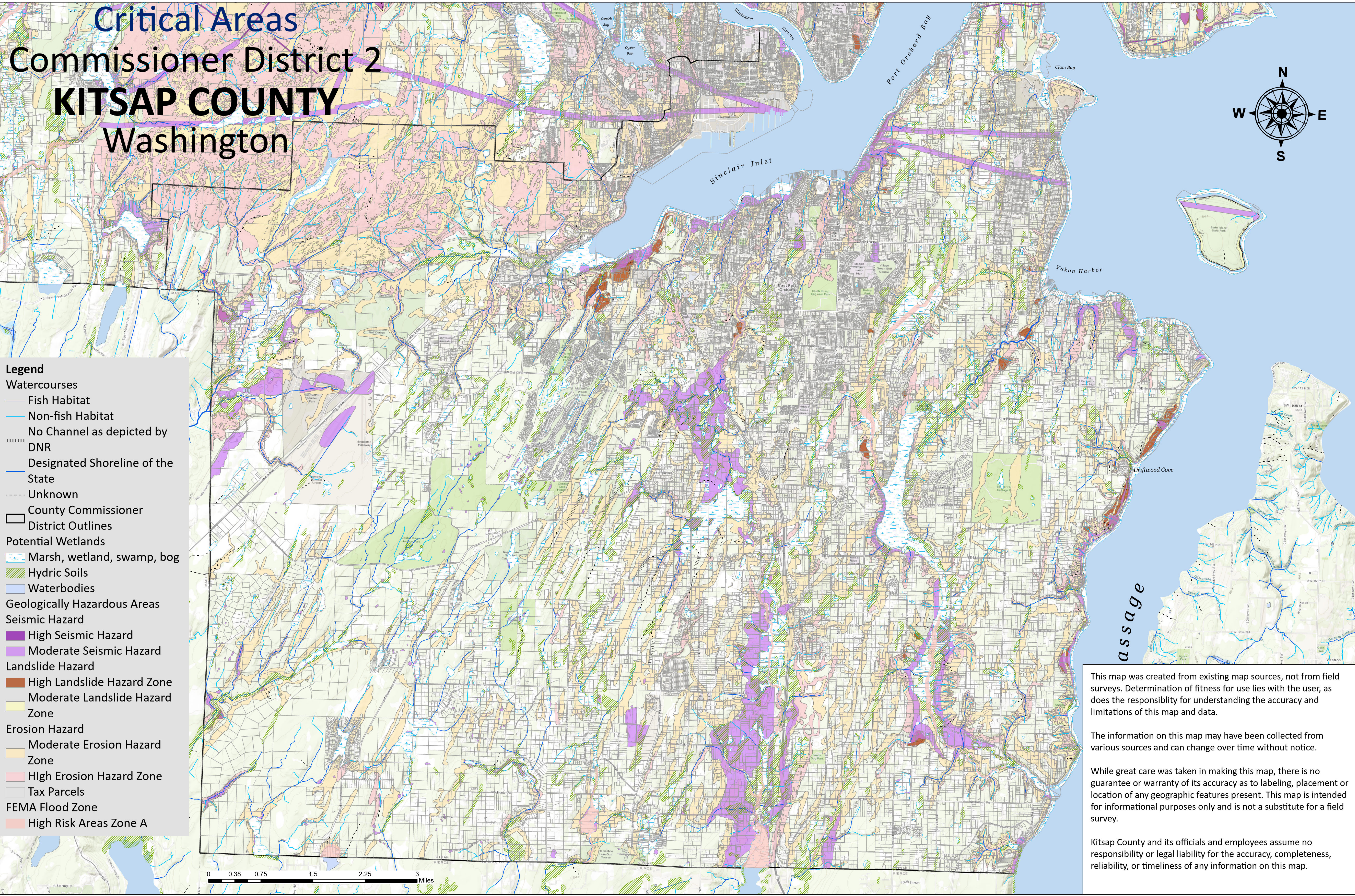
This map was created from existing map sources, not from field surveys. Determination of fitness for use lies with the user, as does the responsibility for understanding the accuracy and limitations of this map and data.

The information on this map may have been collected from various sources and can change over time without notice.

While great care was taken in making this map, there is no guarantee or warranty of its accuracy as to labeling, placement or location of any geographic features present. This map is intended for informational purposes only and is not a substitute for a field survey.

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City of Hood, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA  
 0 0.5 1 2 3 4 Miles

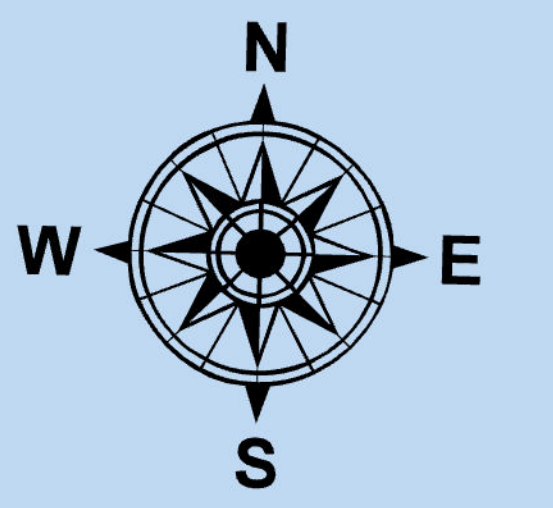


# Critical Areas

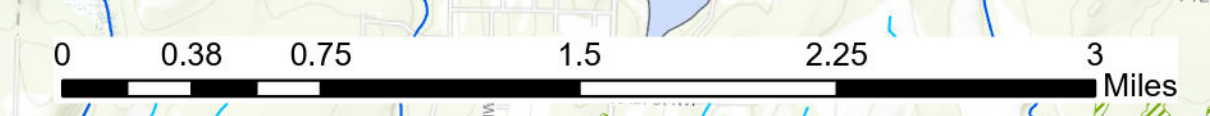
## Commissioner District 2

# KITSAP COUNTY

## Washington



- Legend**
- Watercourses**
    - Fish Habitat
    - Non-fish Habitat
    - No Channel as depicted by DNR
    - Designated Shoreline of the State
    - Unknown
  - County Commissioner District Outlines**
  - Potential Wetlands**
    - Marsh, wetland, swamp, bog
    - Hydic Soils
    - Waterbodies
  - Geologically Hazardous Areas**
    - Seismic Hazard**
      - High Seismic Hazard
      - Moderate Seismic Hazard
    - Landslide Hazard**
      - High Landslide Hazard Zone
      - Moderate Landslide Hazard Zone
    - Erosion Hazard**
      - Moderate Erosion Hazard Zone
      - High Erosion Hazard Zone
  - Tax Parcels**
  - FEMA Flood Zone**
    - High Risk Areas Zone A



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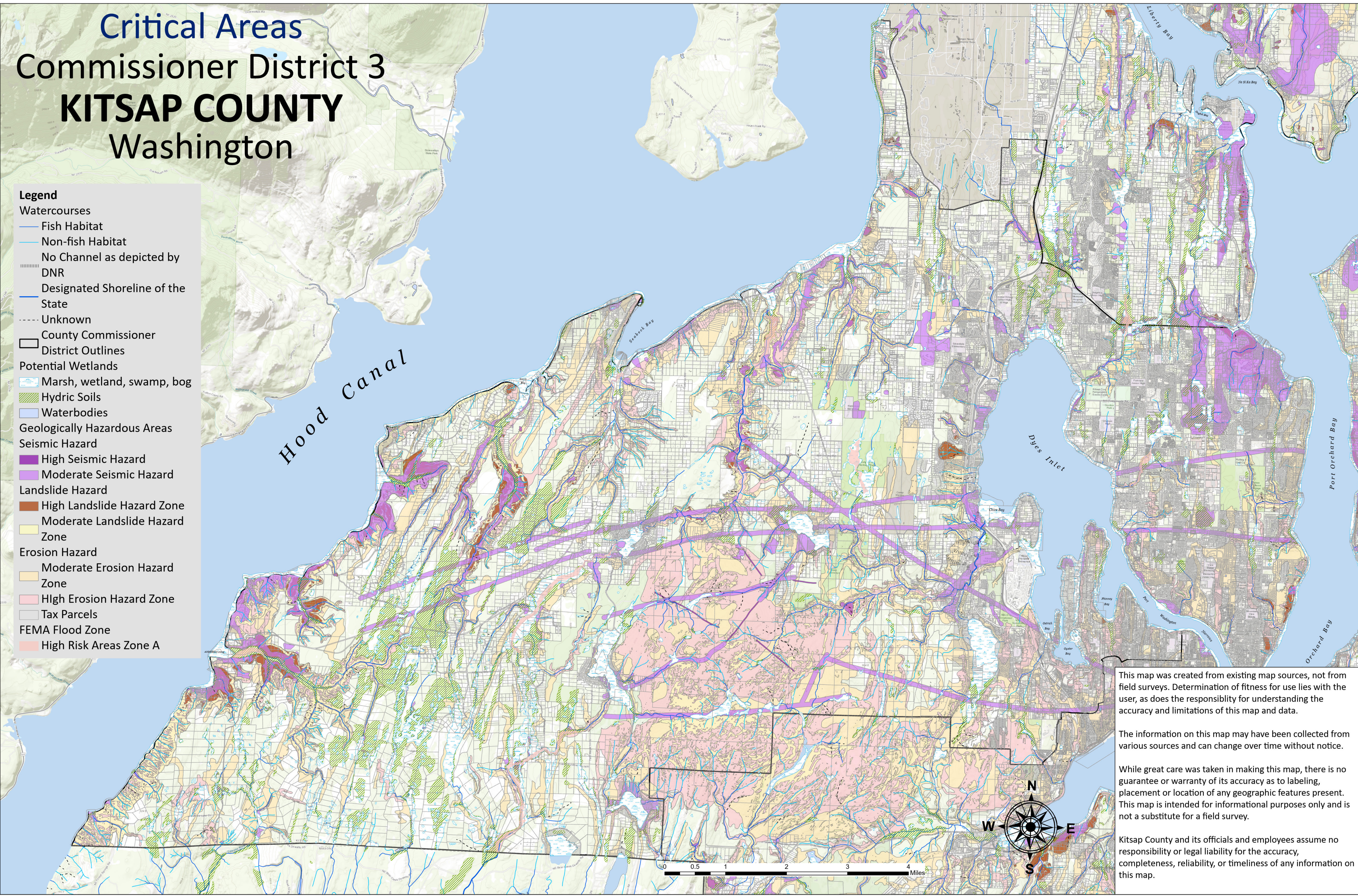
# Critical Areas

## Commissioner District 3

# KITSAP COUNTY

## Washington

- Legend**
- Watercourses
    - Fish Habitat
    - Non-fish Habitat
    - No Channel as depicted by DNR
    - Designated Shoreline of the State
    - Unknown
  - County Commissioner District Outlines
  - Potential Wetlands
    - Marsh, wetland, swamp, bog
    - Hydic Soils
    - Waterbodies
  - Geologically Hazardous Areas
    - Seismic Hazard
      - High Seismic Hazard
      - Moderate Seismic Hazard
    - Landslide Hazard
      - High Landslide Hazard Zone
      - Moderate Landslide Hazard Zone
    - Erosion Hazard
      - Moderate Erosion Hazard Zone
      - High Erosion Hazard Zone
  - Tax Parcels
  - FEMA Flood Zone
    - High Risk Areas Zone A



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# Critical Areas

## KITSAP COUNTY

### Washington

#### Geologically Hazardous Areas

**High**

High Geological Hazard Areas described:

**Areas of HIGH EROSION HAZARD:**

- Channel Migration Zones, as mapped by the Washington Department of Ecology;
- Coastal erosion with a sediment source rating value of 0.6 to 1.0, per the Prioritization Analysis of Sediment Sources in Kitsap County

**Areas of HIGH LANDSLIDE HAZARD:**

- Shallow landslide areas with Factor of Safety (FS) of 0.5 to 1.5. FS is a method (Harp, 2006) for slope stability based on the angle of the slope from LIDAR elevation data and strength parameters.
- Areas with slopes greater to or equal to 30 percent in grade and deemed by a qualified geologist or geotechnical engineer to meet the criteria of U, UOS, or URS.
- All deep-seated landslides areas.

Areas of high seismic hazard are those areas with faults that have evidence of rupture at the ground surface.

**Moderate**

Moderate Geological Hazard Areas described:

**Areas of MODERATE EROSION HAZARD AREA:**

- Areas identified as geologically hazardous for soil erosion (soil type and slope grade) by NRCS Kitsap County Soil Survey;
- Slopes 15 percent or greater, not classified as I, U, UOS, or URS, with soils classified by the U.S. Department of Agriculture NRCS as "highly erodible" or "potentially highly erodible";
- Coastal erosion with a sediment source rating value of 0.3 to 0.6 per the Prioritization Analysis of Sediment Sources in Kitsap County

**Areas of MODERATE LANDSLIDE AREA:**

- Shallow landslide areas with FS of 1.5 to 2.5
- Slopes of 15 percent or greater and not classified as I, U, UOS, or URS, with soils classified by the U.S. Department of Agriculture NRCS as "highly erodible" or "potentially highly erodible"; or slopes of 15 percent or greater with springs or groundwater seepage
- Slopes in all areas equal to or greater than 40 percent.

**Areas of MODERATE SEISMIC HAZARD:**

- Areas susceptible to seismically induced soil liquefaction, such as hydric soils as identified by the NRCS, and areas that have been filled to make a site more suitable for development. This may include former wetlands that have been covered with fill.
- Areas identified as Seismic Site Class D, E, and F.
- Faults without recognized evidence of rupture at the ground surface.

**Waterbodies**

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water

**Watercourses (defined in WAC 222-16-030)**

**Fish Habitat Water Type Code**

- (S) Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

#### Potential Wetlands

**Marsh, wetland, swamp, bog**

Wetland data from Department of Natural Resources, National Wetland Inventory and Kitsap County Surveys

**Hydric Soils**

Soils in the DNRSCS survey area. Hydric soils include: Bellingham silty clay loam, McKenna gravelly loam, Mukiteo peat, Norma fine sandy loam, Semiamoo muck, Shalcar muck, Shelton-McKenna complex, 0-10 percent slopes and Tacoma silt loam

#### FEMA Flood Zone

**High Risk - Coastal Area Zones**

Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves.

**High Risk Areas Zones A, AE**

Zone A: Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.  
Zone AE: The base floodplain where base flood elevations are provided.

**Unincorporated Urban Growth Area**

**Incorporated City**

**Tax Parcels (Full Ownership)**

**Salt Water Tidelands**

#### Street Center Lines

**State Highway**

**Major Road**

**Collector / Arterial**

**Railroad Lines**

**Ferry Routes**

**Ferry Terminals**

JEFFERSON COUNTY

MASON COUNTY

PIERCE COUNTY

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Critical Areas described by Kitsap County Critical Areas Ordinance  
Kitsap County Code Title 19

Map Published Date: April 27, 2017

**THIS MAP IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND MY DIFFER FROM THE OFFICIAL CRITICAL AREAS MAPS FOR THE INCORPORATED CITIES WITHIN KITSAP COUNTY**

This map depicts Critical Areas, as defined in Title 19 Kitsap County Code (Critical Areas Ordinance), and is for informational and illustrative purposes only (WAC 365-190-080).

This map includes:

- Wetlands (Chapter 19.200 KCC)
- Fish and Wildlife Habitat Conservation Areas (Chapter 19.300 KCC) - Streams, lakes, waterbodies ONLY
- Geologically Hazardous Areas (Chapter 19.400 KCC)
- Frequently Flooded Areas (Chapter 19.500 KCC)

This map does NOT include:

- Critical Aquifer Recharge Areas (Chapter 19.600 KCC). Please see separate Critical Aquifer Recharge Areas map. This critical area applies primarily to commercial, industrial, and mining uses.
- Fish and Wildlife Habitat Conservation Areas (Chapter 19.300 KCC), other than streams and lakes.

Please see the Priority Habitats and Species maps and database provided by the Washington Department of Fish and Wildlife (<http://wdfw.wa.gov/conservation/pdfs/>) for the most recent information on Class 1 and Class 2 Fish and Wildlife Habitat Conservation Areas.

Scale of Miles  
0 1 2 Miles

**Kitsap County Department of Community Development**  
614 Division Street, MS-36 Port Orchard, Washington 98366  
(360) 337-5777 <https://pdp.kitsapgov.com/icc/Pages/default.aspx>  
Product of Kitsap County Geographic Information System

