



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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TO: Kitsap County Best Available Science Technical Review Committee

RE: Scenarios for Geologically Hazardous Areas section of CAO (KCC 19.400)

Following is a summary of possible changes to the Geologically Hazardous Areas chapter of the Critical Areas Ordinance, based on the November 19 committee discussion:

Options:

1. **Utilize Kitsap County's Land Information System (LIS) to track parcels that have had geotechnical reports prepared.** This would create a database so existing geotechnical information could be accessed in the vicinity of a new project. While this may not entirely eliminate the need for additional studies, it could reduce the amount of new research necessary.
2. **Utilize LiDAR to more precisely determine steep slope areas.** Existing and future LiDAR mapping provides a more accurate picture of county-wide topography than the existing U.S. Geological Survey maps.
3. **Allow slope buffers to be utilized as "management zones", rather than strict non-clearing buffers.** Management zones typically differ from strict non-clearing buffers by allowing some limited use in the buffer, such as lawn or garden areas. The existing CAO does allow for this if the site-specific geotechnical report indicates no additional slope hazard, but further clarification language could be inserted into the CAO.
4. **Provide opportunities for pre-engineered approaches to development on or near slopes.** The CAO currently offers a pre-established minimum setback in order to waive the requirement for a site-specific geotechnical report. Because each site may vary in soil type, drainage and stability, pre-engineered solutions may not be feasible until the soil conditions are known for each specific parcel.