



CRITICAL AREAS ORDINANCE SUMMARY AND COMPARISON

STAFF AND PLANNING COMMISSION RECOMMENDATIONS



OVERVIEW OF PUBLIC PARTICIPATION PROCESS

Technical Review Committee*
November 2003 – March 2004

Public Release of First Draft CAO*
June 2004

Stakeholder Presentations
June/July 2004

Open Houses
July/August 2004

Mall and Fair Booths
July/August 2004

CAO Science Panel
October 2004

Community Roundtables*
December 2004/January 2005

Public Release of Second Draft CAO*
May 2005

Public Question and Answer Forum*
August 2005

Public Information and Outreach
March 2004 to Present

Planning Commission Hearings
September and October 2005

Board of Commissioner Hearings
November 2005

* Report published and posted on county web page (www.kitsapgov.com/dcd)

NOTABLE CHANGES FROM THE CURRENT CRITICAL AREAS ORDINANCE

WETLANDS

Wetland Rating System

Staff Draft and Planning Commission Minority = New Department of Ecology Rating System, 2004
Planning Commission Majority = Current Department of Ecology Rating System, 1993

PROPOSED WETLAND BUFFER WIDTHS			
Wetland Category	Staff Draft	Planning Commission Majority Opinion	Planning Commission Minority Opinion
	Flexible	Fixed	Flexible
I	50 - 250	100	50 - 250
II	50 - 150	100	50 - 150
III	40 - 150	50	40 - 150
IV	25 - 50	25	25 - 50

Streams, Shorelines and Wildlife Habitat

Staff and Planning Commission recommended **the new Department of Natural Resources (DNR) Water Typing System**

STREAM BUFFER WIDTHS			
DNR Water Type	Staff Draft (November 1, 2005)	Planning Commission Majority Opinion	Planning Commission Minority Opinion
S (Segments of Big Beef Creek, Curley Creek, Chico Creek, Burley Creek, Union River, Blackjack Creek, and Tahuya River)	200 feet	100 feet	300 feet
F	150 feet	100 feet	200 feet
Np	50 feet	50 feet	75 feet
Ns	50 feet	25 feet	75 feet
SHORELINE BUFFER WIDTHS			
Shoreline Designation	Staff Draft (November 1, 2005)	Planning Commission Majority Opinion	Planning Commission Minority Opinion
Urban, Semi-Rural, and Rural Shorelines, and Lakes < 20 Acres	35 feet	35 feet	150 feet
Conservancy	50 feet	50 feet	150 feet
Natural	100 feet	100 feet	150 feet

Allows site-specific **administrative buffer reductions up to 50%**.

Planning Commission Majority recommended **removal of Wildlife Habitat Conservation Areas** (eagles, herons, etc.).

Danger Tree Removal

Staff Draft and Planning Commission Minority = w/ County review (no change)
 Planning Commission Majority = No county review (property owner's discretion)

Steep Slopes and Frequently Flooded Areas

No substantive changes Recommended by Staff or Planning Commission.

Consideration given to anadromous fish, where appropriate.

Improvements and clarifications to improve code language.

Critical Aquifer Recharge Areas

Review areas for **high-risk uses** (gas stations, laundromats, auto body shops, etc.)
increased from 5-year to 10-year travel times.

Planning Commission recommended **adding specific aquifer areas as Category I and II.**

Next Steps

Board of Commissioner Public Hearing

November 14, 2005

3:00 – 10:00 PM

Kitsap County Fairgrounds Pavilion

Adoption by State-Mandated December 1, 2005 Deadline