



**CRITICAL AREAS ORDINANCE
SECOND DRAFT
SUMMARY AND HIGHLIGHTS**



Overview of the Cooperative Public Process

Technical Review Committee*
November 2003 – March 2004

Stakeholder Presentations
June/July 2004

Open Houses
July/August 2004

Mall & Fair Booths
July/August 2004

CAO Science Panel
October 2004

Community Roundtables*
November 2004/January 2005

Public Information and Outreach
March 2004 to Present

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

Notable Changes from the First Public Draft

WETLANDS

Flexible Buffer Range			
Wetland Category	First Draft Buffer (feet)	Second Draft Buffer Width (feet)	
		Base	Range
I	200	200	100 - 250
II	100	100	50 - 250
III	50	50	50 - 150
IV	30	30	25 - 40

- Uses **NEW Department of Ecology Wetland Rating System**
- **Single Family Dwelling Certification** for projects within 250 feet of wetlands

Advantages

- **Flexible** buffer ranges dependent on land-use intensity
- Uses primarily **site-specific** decision making criteria
- **Decreases review time** for single-family permits
- Based on widely-accepted **Best Available Science**
- Similar to protections from **other Central Puget Sound jurisdictions**

Disadvantages

- Analysis may **increase costs** to permit applicant
- **Larger buffers** may be imposed based upon development intensity

STREAMS, SHORELINES AND WILDLIFE HABITAT

Streams and Shoreline Buffers		
Streams		
Water Type	Current CAO Buffer Widths	Second Draft Buffer Widths
S (Segments of Big Beef Creek, Curley Creek, Chico Creek, Burley Creek, Union River, Blackjack Creek, and Tahuya River)	200 feet (w/ threatened salmon) 100 feet (w/out threatened species)	200 feet
F	200 feet (w/ threatened salmon) 100 feet (w/out threatened species)	150 feet
Np	50 feet	50 feet
Ns	25 feet	50 feet
Saltwater Shorelines and Lakes		
Shoreline Designation	Current CAO Buffer Widths	Second Draft Buffer Widths
Urban, Semi-rural, and Rural shorelines, and Lakes less than 20 acres	35 feet	35 feet
Conservancy	35 feet	50 feet
Natural	100 feet	100 feet

- **Removed 60% forest cover retention** requirement
- **No changes to buffer widths** from First Public Draft.
- Allows site-specific **administrative buffer reductions up to 50%**
- Applies broad level of protection for a **range of riparian functions**
- **Reflects Best Available Science** and consideration for anadromous fish

STEEP SLOPES, FREQUENTY FLOODED AREAS AND CRITICAL AQUIFERS

- **No substantive changes** made from First Public Draft
 - **Consideration given to anadromous fish**, where appropriate
 - **Improvements and clarifications** to improve code language
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NEXT STEPS

- **Hold Critical Areas Ordinance Forum**
- **Hold Joint Planning Commission/Board of Commissioners Public Hearings**