

Environmentally Critical Areas Code Changes Summary — Staff Draft

<http://www.seattle.gov/dpd/codesrules/changestocode/ecaupdate/whatwhy/default.htm>

CODE SECTION	CHANGES WE ARE CONSIDERING
1 25.09.020 Environmentally critical areas definitions	Update Fish and Wildlife definitions per WFW's new PHS information.
2 25.09.045 Exemptions	Clarify that improving ecological function of ECAs is allowed.
3	Create a new subsection that distinguishes the regulations for rebuilding voluntarily and rebuilding due to an act of nature.
4	Clarify the extent of alteration or improvement allowed under the exemption.
5	Clarify that exemptions for public projects are for enjoyment of the ECA.
6 25.09.055 Small project waiver	Move provisions for small project waivers to each ECA-specific code section.
7 25.09.060 General development standards	Review to identify issues needing clarification.
8 25.09.110 Development standards for peat settlement-prone areas	Clarify that removal of peat below the annual high static groundwater level is prohibited in a Category I peat settlement-prone area.
9 25.09.160 Development standards for wetlands	Update buffer width and buffer averaging based on BAS from the Department of Ecology.
10	Review criteria for buffer reductions.
11 25.09.180 Development standards for steep slope areas	Review what constitutes existing development on a steep slope.
12	Add criteria to guide and allow preemptive stabilization of steep slopes.
13	Consolidate steep slope variance criteria in a new code section 25.09.290.
14 25.09.200 Development standards for fish and wildlife habitat conservation areas	Review for issues needing clarification.
15 25.09.240 Short subdivisions and subdivisions	Review submittal requirements for adequacy.
16 25.09.260 Environmentally critical areas	Review provisions and requirements for ECA administrative conditional use.
17 administrative conditional use	Clarify criteria for analyzing neighborhood compatibility for an ECA administrative conditional use.
18 25.09.280 Yard and setback reduction and variance to preserve ECA buffers and riparian corridor management areas	Clarify that the analysis of whether a variance is not injurious to safety or nearby properties is done when all codes are implemented.
19 25.09.320 Trees and vegetation	Review for consistency with updated Shoreline Master Program.
20 25.09.330 Application submittal requirements	Review for adequacy.
21 25.09.520 Definitions	Add definition of salmonid-bearing streams.
22 25.05.908 Environmentally critical areas	Review the SEPA requirements for ECA.