

## ATTACHMENT 3 Land Use Element

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#### C-3 Environmentally Critical Areas

goals

**LUG36** Protect the ecological functions and values of wetlands, and fish and wildlife habitat conservation areas; prevent erosion ~~((from development))~~ on steep slopes; ~~((and))~~ protect the public health, safety and welfare in landslide-prone, liquefaction-prone, peat settlement-prone areas, and flood-prone areas; and protect the public by identifying seismic hazard areas and volcanic hazard areas.

**LUG37** Permit landowners to develop land in a manner that is reasonable in light of the environmental constraints and the ecological functions and values present.

**LUG38** Avoid development that causes physical harm ~~((injury))~~ to persons, property, public resources, or the environment.

**LUG38.1** Promote both public and private opportunities to improve water quality and enhance aquatic, wetland, and terrestrial habitat in the City's environmentally critical areas so that these habitats are healthy for native wildlife and people.

policies

**LU208** Include best available science to identify and protect environmentally critical areas.

**LU208.1** Strictly regulate development in environmentally critical areas and buffers to protect the ecological functions and values of the critical areas and protect the public health, safety, and welfare on development sites and neighboring properties ~~((-~~

~~LU209~~ ~~Limit impacts to environmentally critical areas and buffers))~~ by directing activities away from these areas through restrictions on the design and siting of structures, and restrictions on grading and other land-disturbing activity.

**LU209** ~~((240))~~ Permit modification of development standards in environmentally critical areas and buffers to help protect the ecological functions and values of the critical ~~((these))~~ areas and to allow reasonable development.

**LU210**~~((214))~~ When reviewing a rezone, subdivision, or lot boundary adjustment proposed for an area located in or adjacent to an environmentally critical area, consider the effect of the rezone, subdivision, or lot boundary adjustment on the ecological functions and values of the critical area, and recognize that lower intensity zones are generally more appropriate in critical areas than higher intensity zones.

**LU211** Maintain in their natural state environmentally critical areas that contain vegetative cover and physical space for habitat.

**LU212** Adopt regulations that encourage voluntarily enhancing the ecological functions and values of environmentally critical areas.

**LU212.1** Provide opportunities for environmental education.

landslide-prone areas policies

**LU213**~~((212))~~ Seek to protect landslide-prone hillsides, including steep slopes, ~~((against))~~ from future damage due to instability created or exacerbated by development, including protecting against damage to public facilities. Take into account the relative risk to life or property when reviewing development proposals for landslide-prone areas.

~~((LU213 Identify landslide-prone areas through identification of geologic, hydrologic and topographic factors that contribute to landslides.))~~

**LU214** Before permitting development ~~((on))~~ within a landslide-prone ~~((hillside))~~ area, ~~((ensure that))~~ require engineering solutions ~~((are))~~ designed to ~~((prevent slides both during high-stress periods and in the event of poor maintenance of the hillside))~~ provide complete stabilization of the developed area.

~~((Require, as appropriate, that special engineering considerations be integrated into a structure's design to provide an acceptable level of risk. Design permanent facilities for a 100-year life expectancy. Account for a one-in-100 year event for seismic activity when designing a development.))~~

steep slopes policies

~~((LU215 Regulate development on steep slopes to control erosion, water runoff, siltation of streams, lakes, Puget Sound and the City's stormwater facilities.))~~

**LU215**~~((216))~~ Limit disturbance of ~~((the))~~ steep slopes and maintain ~~((and enhance-))~~ existing vegetative cover in order to control erosion~~((,))~~ and water runoff~~((, and))~~ to reduce the risk of siltation and other negative environmental impacts to~~((of))~~ streams, lakes, Puget Sound, and the City's stormwater facilities.

liquefaction-prone areas policy

~~LU216((217))~~ ~~((Identify areas subject to liquefaction during earthquakes.))~~ Require ~~((that-))~~ new development in ~~((these))~~ liquefaction-prone areas ~~((is))~~ to be designed and built to limit property damage and ~~((eliminate))~~ minimize risks of injury and loss of life during earthquakes.

abandoned solid waste landfills policies

~~LU217((218))~~ Regulate development on sites of abandoned solid waste landfills to minimize the risks of ground subsidence, earthquake induced ground shaking, and methane gas ~~((build-up))~~ accumulation.

~~LU218((219))~~ Regulate development on sites within 1,000 feet of abandoned solid waste landfills to ~~((minimize the risk of methane gas build-up))~~ prevent accumulation of methane gas within enclosed spaces.

peat settlement-prone areas

LU219 Regulate development in peat settlement-prone areas to minimize ground settlement caused by the:

- removal of groundwater; and
- structural and earth/fill loads on those areas and on off-site parcels.

wetlands policies

~~LU220~~ Seek a net gain in wetland functions by enhancing and restoring wetland functions across the city in City projects.

~~LU221~~ Support efforts to restore wetlands to their original state and natural function.

~~LU222((221))~~ Strictly regulate development to minimize construction and post-construction impacts in ~~((and near-))~~ wetlands and their buffers in order to protect the remaining unique and valuable wetland resources left in Seattle.

~~((LU222 — Support efforts to restore wetlands to their original state and natural function-))~~

~~LU223~~ Seek no net loss of wetland acreage~~((;-))~~ and require no net loss of wetland functions and values when development is allowed; ~~((or functions across the city,))~~ functions and values include~~((including,))~~ but are not limited to flood control, water quantity and quality, and fish and wildlife habitat~~((-, and quality of life and educational benefits. In limited circumstances, allow a wetland's functions to be replaced either on or off-site)).~~

~~LU224~~ In wetlands and their buffers~~((Near wetlands)),~~ protect vegetation in its existing condition unless augmenting or replanting can be shown to better protect the wetland's functions and values.

fish (&)and wildlife habitat  
conservation areas policies

**LU225** Regulate development in and near designated fish and wildlife habitat conservation areas in order to protect the remaining native wildlife species and significant fish populations, especially salmonids.

**LU226** Whenever possible(~~(, maintain in their natural or native state those areas that contain the natural vegetative cover and physical space necessary to serve as valuable habitat, in order to)~~):

- protect (~~(large-)~~)contiguous wildlife habitat areas;
- maintain wildlife corridors that connect functions;
- conserve soil and ground conditions that support native vegetation;
- prevent siltation and high water temperatures in downstream habitat;
- dampen fluctuations in surface water flows<sub>u</sub>, which are typically problematic in urbanized areas; and
- maintain groundwater recharge flow to support stream flows during drier seasons.

**LU227** Regulate development within riparian corridors to protect the natural functions and values of streams, creeks<sub>u</sub> and lakes from the potential negative effects of urban development.

**LU228** Establish development standards to:

- (~~(prevent the degradation of)~~)protect existing water quality(~~(,)~~);
- prevent erosion and siltation(~~(,)~~); and
- protect fish and wildlife habitat.

**LU229** Establish riparian corridors that include the water course or water body, and riparian management area(~~(buffer areas adjacent to the water body on each development site that is located within a riparian corridor)~~). Strictly limit development within (~~(buffer areas)~~)the riparian corridor, and leave vegetation in its natural condition. If the vegetation within the riparian corridor is degraded, allow(~~(-unless)~~) new native plantings that(~~(will)~~) enhance the functions and values of the riparian corridor(~~(of the buffer)~~).

flood-prone areas policy

**LU230** Regulate development in flood-prone areas in order to protect (~~(the-)~~)public health and safety, and aquatic habitat; and to prevent damage to private property caused by hazardous flooding conditions.

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