

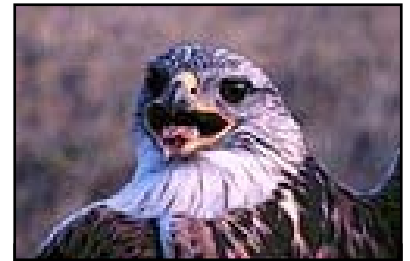


# WELCOME



OPEN HOUSE  
June 26, 2006

City of Des Moines  
Critical Areas Ordinance  
Update





# What's happening?

- ▶ Review of our local critical areas regulations as required by the state Growth Management Act.
- ▶ Critical areas are:
  - ◆ Wetlands
  - ◆ Fish and wildlife habitat conservation areas, including streams
  - ◆ Frequently flooded areas
  - ◆ Geologically hazardous areas, including steep slopes
  - ◆ Aquifer recharge areas



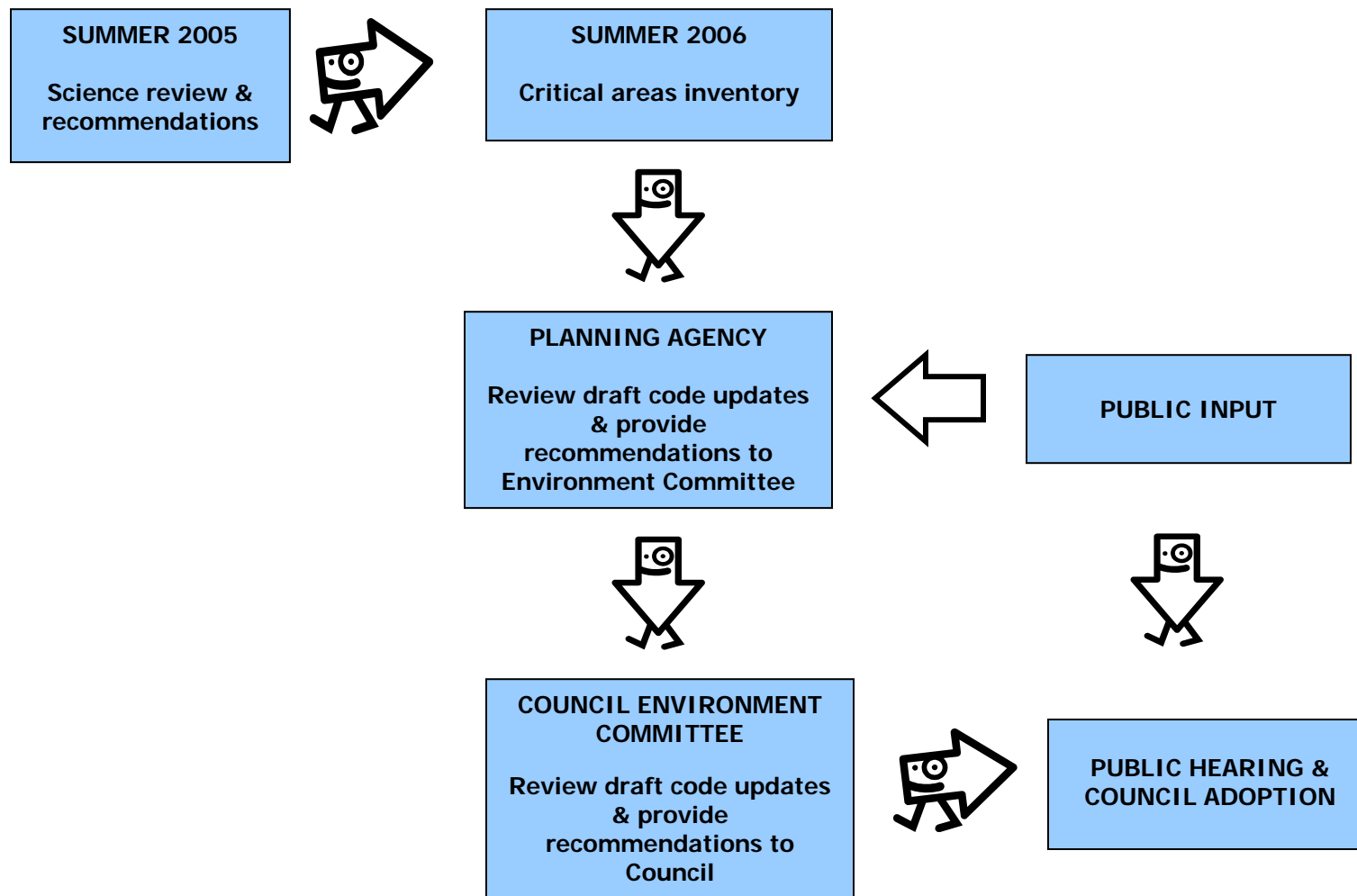
# Project Objectives

- ▶ Better protection of the environment.
  - ◆ Using Science, consider ways to enhance environmental protection
- ▶ Maintain balance with other community goals
  - ◆ Provide adequate feasibility to support intended land uses
- ▶ Incentives for good designs
  - ◆ Seek ways to encourage development that is designed to protect and enhance critical areas
- ▶ Clearer regulations



# What's the Process?

- ▶ Use community input and science in developing update options for consideration by the Planning Agency and City Council





# Selected Key Issues

- ▶ Critical Area update issues identified include:
  - ◆ Wetland classification and rating system is outdated and does not meet science-based standards aimed at protecting wetland and stream functions and values.
  - ◆ Stream categorization system uses “Significant” and “Important” ratings based on the State Forest Practices Board water typing system (Types 1-5, WAC 222.16.031).
  - ◆ Wetland and stream buffers are smaller than what is recommended by Best Available Science guidance.
  - ◆ Minimum acceptable mitigation ratios for wetlands need to be defined.

# Selected Key Issues (Cont.)



- ◆ Geologically hazardous areas regulations and maps may need to be revised.
- ◆ Critical Aquifer Recharge Areas inventory map should be revised in coordination with service providers and should be based on recent, available geologic mapping and interpretations.



# How can you be involved?

- ▶ Find out more
  - ◆ Existing regulations are available online and at City Hall
  - ◆ As documents, options and materials become available they will be posted on the City's project webpage:  
  
<http://www.desmoineswa.gov>
- ▶ Help us improve the City's critical areas regulations
  - ◆ Submit comments
  - ◆ Attend meetings and participate – a schedule of meetings is available