



Kittitas County Critical Areas Ordinance Update

Best Available Science (BAS) Code Recommendation Matrix

Summary of Considerations from Best Available Science (BAS) Report			
Topic	Potential Code Changes	CAC Member Feedback	
Frequently Flooded Areas	Incorporation of floodplain functions and values	A reference should be adopted within KCC 17A.05 (Frequently Flooded Areas), stating that all development shall conform to the provisions of KCC Title 14 (Flood Damage Prevention), Flood Damage Prevention and within Title 14, stating that flood damage protection activities shall conform to Chapter 17A.05.	
	Incorporation of floodplain functions and values	Revise KCC 17A.05 to indicate “It is the purpose of this article to reduce the risk to life, property damage, and public facilities that result from floods, and to protect fish and wildlife habitats that occur within frequently flooded areas.”	
	Future conditions and floodplain mapping	Require, or at a minimum encourage, consideration of future conditions during investigation of base flood elevation. Updated standards could reference the currently available guidance for future conditions (FEMA 2010), or other more useful and applicable guidance or methods that may become available in the future.	
	Unique flood hazards and floodplain mapping	Require, or at a minimum encourage, consideration of unique alluvial fan flood hazards when floodplain development occurs <ul style="list-style-type: none"> • within or near the Naneum Creek and Manastash Creek alluvial fan areas, or • other areas where alluvial fan conditions occur; or • when new flood hazard and base flood elevation study of these areas is completed. 	
	Reporting requirements for floodplain development	Require applicants for floodplain development to provide adequate information on existing site conditions and impacts (in addition to the information currently required in KCC14.08.110).	



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Frequently Flooded Areas	Land use regulations within frequently flooded areas	Ensure that subdivision does not result in a parcel located solely within a frequently flooded area. If an existing parcel has a buildable site outside the frequently flooded area, it should not be subdivided to create a new lot, tract, or parcel within a binding site plan that does not have a buildable site outside the frequently flooded area. This provision would not apply to lots set aside from development and preserved as open space.	
	Land use regulations within frequently flooded areas	Require use of additional specific actions to avoid flood damage to structures and other development within existing parcels or lots located within frequently flooded areas. In addition to existing standards for elevating structures above base flood elevation, require one or more of the following hazard reduction measures: 1) All new structures on lots that have a buildable site out of frequently flooded areas be located in that area, when possible; 2) All new structures, pavement, and other development on lots that do not have a buildable site out of frequently flooded areas be located as far from the water body as possible and on the highest existing land (on lots where higher land is located nearer the water body, determination should be made during development review to determine development area that results in greatest avoidance of flood damage); and 3) Require a minimum setback of 15 feet from floodways for all structures.	
	Land use regulations within frequently flooded areas	In order to reduce impacts to the functions provided by frequently flooded areas, require all subdivision proposals, short subdivisions, short plats, planned developments, and new and expansions to manufactured housing parks to set aside open space through deed restriction, easement, subdivision covenant, or donation to a public agency. Also consider allowances to increase the density of the development in the portion of the development outside the frequently flooded area to compensate for the amount of land in the frequently flooded area preserved as open space. Such a change could be done in accordance with the section of the Kittitas County zoning (or other development ordinance) that allows development clustering, PUDs and/or transfers of development rights.	



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Frequently Flooded Areas	Mitigation sequencing	Provide a mitigation sequencing requirement regulations – this would increase the incentive for applicants to avoid floodplain impacts and the need for mitigation, and would reduce the potential for net loss of floodplain functions. Alternatively, a mitigation sequencing requirement applicable to all critical areas could be specified in KCC Title 17A.	
	Compensatory flood storage	<p>Implement the following options to improve protection of the storage provided by frequently flooded areas:</p> <ul style="list-style-type: none"> • Expand the requirement for no net loss of floodplain storage to include more waterbodies than only those designated as “shorelines of the state”; • Incorporate code language that requires compensatory flood storage mitigation activities to consider the existing and future ecological and hydrologic functions of impact and mitigation sites, and/or to ensure these functions are maintained or improved; • Incorporate code language that requires the preferred prioritization of compensatory floodplain mitigation. Example order of prioritization: 1) Onsite flood-storage; 2) Off-site flood storage in close proximity upstream or downstream of the floodplain fill location; and 3) Off-site flood storage in a location further upstream or downstream; and • Where floodplain mitigation would occur at a distance from the fill location, require evaluation of no net rise of flood elevations in areas upstream and downstream of proposed fill. 	



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Critical Aquifer Recharge Areas	General code considerations	Revise CARA definition to make it consistent with the GMA, and incorporate the results of the preliminary CARA mapping.	
	General code considerations	State that CARAs are present within the County, and reference the CARA map.	
	General code considerations	State that new activities and developments within CARAs must not cause contaminants to enter an aquifer or significantly adversely affect the recharging of an aquifer.	
	Hydrogeologic assessments	Require site-specific hydrogeologic assessments for activities that have a risk of adversely affecting CARAs, and list the minimum report contents.	
	Fertilizers, Herbicides, and Pesticides	Encourage the use of best management practices to prevent impacts to groundwater quality. Recognize that the use of fertilizers, herbicides, and pesticides may be subject to existing federal and state laws.	