

Kittitas County
 Draft Critical Areas Ordinance (CAO) Update
 Best Available Science Review and Gap Analysis Matrix – Regulatory Recommendations

Existing Provision KCC Chapter	Reason for Revision	Rationale / Basis	Recommendation	Action
General Provisions 17A.01.130	Section could be worded to be more inclusive of all critical areas and not focused fish.	More inclusive of all critical areas	Remove last portion of last sentence	
Definition 17A.02.010 through 810	Word-smithing in some definitions to improve clarity, but not to change meaning; remove redundancy; avoid unintentional gaps or loopholes; added some missing definitions; Added “and” or “or” in certain places to clarify whether ALL of a list	To ensure clarity in regulations	Review CAO and identify any additional words that require definition	Review suggested edits and authorize revisions
Definition 17A.02.020 “Adjacent”	Please review this definition and approve or reject suggested language revisions. This is an important definition.	To ensure clarity as to what will be regulated	Accept the suggested revision	
Definition 17A.02.030 “Agricultural Activities”	Please review this definition and approve or reject suggested language revisions about whether a time limit is placed on land being left dormant.	Same as above	Accept the suggested revision	
Definition 17A.02.170 “Critical Areas”	Please review this definition and approve or reject suggested language revisions about whether buffers are included or excluded as Critical Areas”.	Same as above	Accept the suggested revision	
Definition 17A.02.340 “Floodway”	Please review this definition and consider question asked in the Comment about intent of the language at the end of the definition about lands in the floodplain below water control structures. This is an	Same as above	Accept the suggested revision, or provide clarification as to language intent.	

Definition 17A.02.350 "Frequently Flooded Areas"	Please review this definition and consider question asked in the Comment about intent, as to whether groundwater flooding needed to have a defined duration and frequency timeframe.	Same as above	Accept the suggested revision.	
Definition 17A.02.470 "Landslide Hazard Areas"	Please review this definition, which has been updated significantly to account for lessons learned from the Oso landslide. This is an important	Same as above	Accept the suggested revision.	
Definition after 17A.02.570 "Primary Association Areas"	We recommend deleting this definition as it is not mentioned in the CAO and does not appear to have a significant use.	To minimize redundancy	Accept the suggested revision.	
Added Definitions 17A.02.710 and 720: "Streams" and Stream Type"	These definitions were missing, and should be included.	To ensure clarity as to what will be regulated	Accept the suggested revision.	
CARA 17A.03.030.9	Should Dairy Farms or Feedlots be specifically listed as being regulated in CARAs?	Same as above	Accept the suggested revision.	
FWHA 17A.03	Review misc. suggested language revisions		Accept the suggested revisions.	
FWHCA 17A.04.020.4	Do we address overlap between SMP and CAO, or remove that kind of language; We need to include Type U and Type X water typing designations	Stream maps include Type U and Type X designations and should be addressed in the CAO	Include Type U and Type X designations	
FWHCA 17A.04.030.6	Clarified Buffer Averaging of buffers on Type S (Shoreline) streams.	Consistency with Shoreline Master Program	Insert clarifying language	

FWHCA 17A.04.030.6.d	Clarified no buffer can be less than 30 feet in width	To provide minimum amount of protection to seasonal streams	Insert minimum width of 30 feet	
FWHCA 17A.04.030.7	Clarified Buffer Reduction of buffers on Type S (Shoreline) streams	Language not in Shoreline Master Program	Remove reference restricting reduction to residential development of 4 lots or less	
FWHCA 17A.04.030.7.e	Clarified no buffer can be less than 30 feet in width	To provide minimum amount of protection to seasonal streams	Insert minimum width of 30 feet	
FWHCA 17A.04.050.2	It is prudent to notify applicants periodically in Code that there may be other state and federal permitting processes per Section KCC 17A.10.120.4.	To minimize confusion in the permitting process.	Insert clarifying language	
FWHCA 17A.04.050.2 e	Does this language properly define the limits on repair/replacement of existing armoring?	To approximate/match federal permit requirements	Insert clarifying language	
Frequently Flooded Areas (FAA) 17A.05.020.2	Review misc. suggested language revisions		Accept the suggested revisions.	
Geologically Hazardous Areas (GHA) 17A.06	Review misc. suggested language revisions, pursuant to lessons learned from Oso Landslide		Accept the suggested revisions after discussing some issues identified in text.	
Wetland 17A.07.020.2	Review misc. suggested language revisions; most important, adds effects of the 2014 wetland rating system update		Accept the suggested revisions.	
Wetland 17A.07.020.2	Clarified mapping sources from BAS	Need to reference other sources of stream mapping	Insert clarifying language	

Wetlands 17A.07.030.6	Language is too restrictive	Buffer reduction should be available to all proposed land use projects, not just small residential developments	Remove language restricting buffer reduction to residential developments of 4 lots or less	
Wetlands 17A.07.030.7	Language is too restrictive	Buffer averaging should be available to all proposed land use projects, not just small residential developments	Remove language restricting buffer averaging to residential developments of 4 lots or less	
Wetlands 17A.07.070.3	Language is too restrictive	Allowing mitigation to be completed concurrently with site developments is standard practice	Insert clarifying language	