

Best Available Science Review and City Code Updates (SMC 19.12 – Critical Areas)

2044 Comprehensive Plan Update

- Streams & Riparian Zones (SMC 19.21.160)
- Wetlands (SMC 19.12.170)
- Frequently Flooded Areas (SMC 19.12.150) and Flood Hazard Regulations (SMC 15.12)
- Administrative updates (e.g., definitions, code references)

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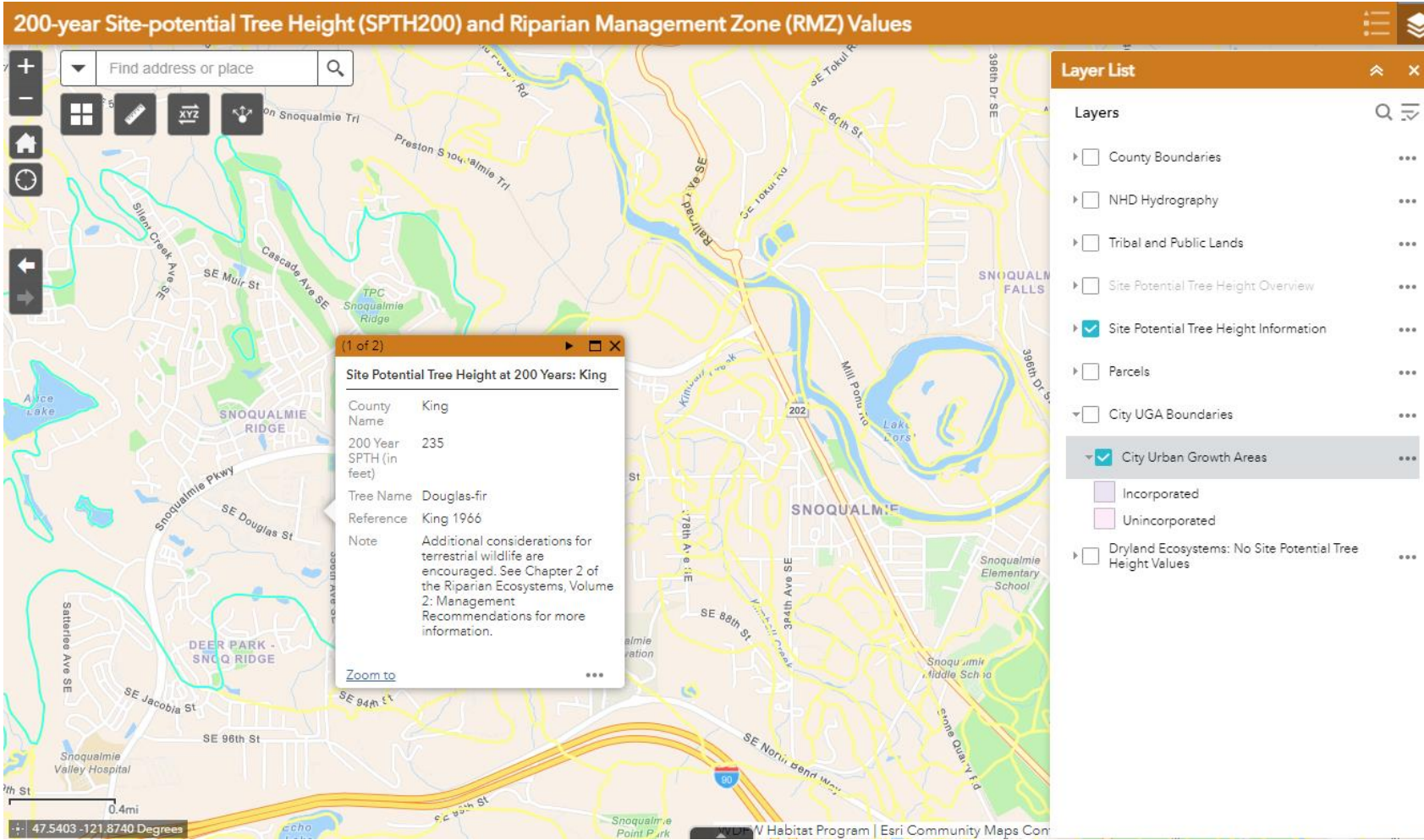
- Current Streams Code (SMC 19.21.160)
 - SMC Table 19.12.160-1 for Standard Buffers (25' – 200')
 - Allows for increased buffer widths (SMC 19.12.090)

BAS: Volume 1: Science Synthesis and Management Implications (Quinn et al. 2020)
and *Volume 2: Management Recommendations* (Rentz et al. 2020)

- Riparian Management Zones (RMZs)
- Site Potential Tree Height (SPTH) and Desired Future Condition (DFC)
- Climax tree height (+200 years) and soil types
- 100' (minimum) to 240' RMZs

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WDFW Riparian Ecosystems Maps and Assistance



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Current Code (19.12.160-1)		WDFW/BAS	
Stream Classification	Buffer Width	Stream Classification	Buffer Width
Class 1 streams and Class 2 streams with anadromous salmonids	100'	Type S	210' – 235' (SMP = 200')
Class 2	75'	Type F	210' – 235'
Class 3	50'	Type Np	100' – 235'
Class 4	25	Type Ns	100' – 235'
Snoqualmie River SF and RB within Natural Shoreline Env.	200'		210' – 235'
Snoqualmie River within Urban Riverfront Env.	25'		210' – 235'

Wetlands (SMC 19.12.170)

Allowed Uses, Exemptions, and Exceptions: remove Cat 3/4, <1k SF exemption

Impacts and Mitigation Ratios: Direct and Indirect

- (2021 Interagency Manual: Wetland Mitigation in WA State, Part 1: Agency Policies and Guidance, Version 2 – Ecology, USACE, EPA)

Wetland Buffers: align with Ecology's Wetland Guidance for Critical Areas Ordinance (CAO) Updates (2022)

- Buffer reduction/enhancement versus averaging
- Functionally disconnected buffers

Buffer widths, options – land use intensity, habitat corridor, ratings/scores, minimization measures

Frequently Flooded Areas (SMC 19.12.150) and Flood hazard Regulations (SMC 15.12)

FEMA compliance is required; used as baseline

40% of NFIP claims from 2017-19 for properties outside of FEMA mapped flood zones

King County applies FEMA regulations and additional protections by regulating areas 3' above FEMA minimums (e.g., Flood protection elevation)



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