

Proposed changes to the Critical Areas Regulations

Clarified Linkage between SMP and Critical Areas Regulations

- The SMP regulations will adopt by reference the most recent critical areas regulations. These regulations were recently adopted in 2015 and are now proposed with minor amendments. Certain exclusions apply.
- Shoreline buffer dimensions are addressed in the SMP only
- Allowed alterations listed in the CAO apply only to non-shoreline areas

Update Wetland Rules

- Washington State Department of Ecology guidance for wetland protection was revised in summer 2018. This affected certain regulations in the City's existing critical areas regulations:
 - Habitat values of 5 are now grouped with values of 3 and 4.
 - As a result, **recommended wetland buffer dimensions have decreased:**

WETLAND CATEGORY AND CHARACTERISTICS	EXISTING BUFFER	PROPOSED BUFFER
Category 1		
Habitat score from 6 to 7 points	165 feet	110 feet
Habitat score from 3 to 5 points	125 feet	75 feet
Category II		
Habitat score from 6 to 7 points	165 feet	110 feet
Habitat score from 3 to 5 points	100 feet	75 feet
Category III		
Habitat score from 6 to 7 points	165 feet	110 feet
Habitat score from 3 to 5 points	75 feet	60 feet
Category IV	50 feet	40 feet

Clarified Pipe Lake Buffer

- Pipe Lake is considered a Fish and Wildlife Habitat Conservation Area and thus falls under certain critical areas regulations (CMC 18.65)
- However, the Pipe Lake shoreline buffer dimension and allowed uses are provided in the SMP (CMC 16.05)
- Other changes to the critical areas regulations can be viewed on the City's SMP website: <http://www.covingtonwa.gov/SMP/index.php>