



Environmentally –Critical Areas Tour

Date: September 18, 2012
To: Planning Commission
From: Evan Maxim, Senior Planner
Re: Environmentally Critical Areas Tour - Itinerary

Overview:

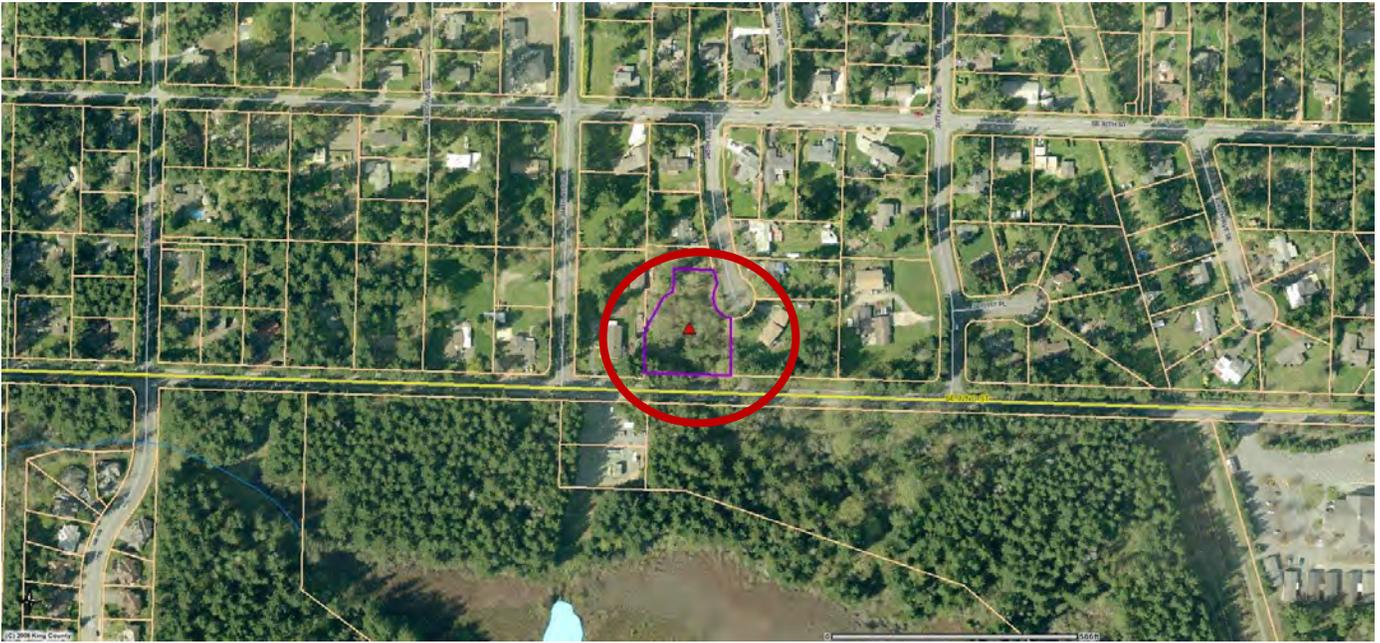
The purpose of the tour is to provide the Planning Commissioners with additional “on the ground” experience of these Environmentally Critical Area features prior to completing their review of the Environmentally Critical Areas regulations. Planning Commissioners will travel in cars to each site with no more than 3 Commissioners in each car.

The Planning Commission will visit sites 1-5 on September 18, 2012 presuming time allows. The remaining sites are identified as optional sites for the public or the Planning Commissioners to visit individually.

Please Note: The sites have been selected to provide a contrast between Environmentally Critical Areas features of a similar type as feasible. Where possible, the city has selected sites that can be viewed from the street to avoid going onto private property.

Staff recommends that the Planning Commissioners consider the Rating Key criteria when viewing these Environmentally Critical Areas features; specific criteria may shed light on how proposed amendments could be improved to result in an overall positive rating. Concepts to consider might include:

1. Potential to restore damaged functions and values
2. Flexibility / options for property owners
3. Predictability for permit applicants and neighbors
4. Effectiveness of mitigation and ease of monitoring
5. Net loss of Environmentally Critical Areas function and value

Site 1:

Environmentally Critical Areas Feature: Isolated Category III Wetland

Location: Cul-de-sac at end of 245th Avenue SE (just north of SE 32nd Street). Site is vacant / currently under construction and will be addressed as 3041 245th Avenue SE (**Please view from street**).

Site 2:

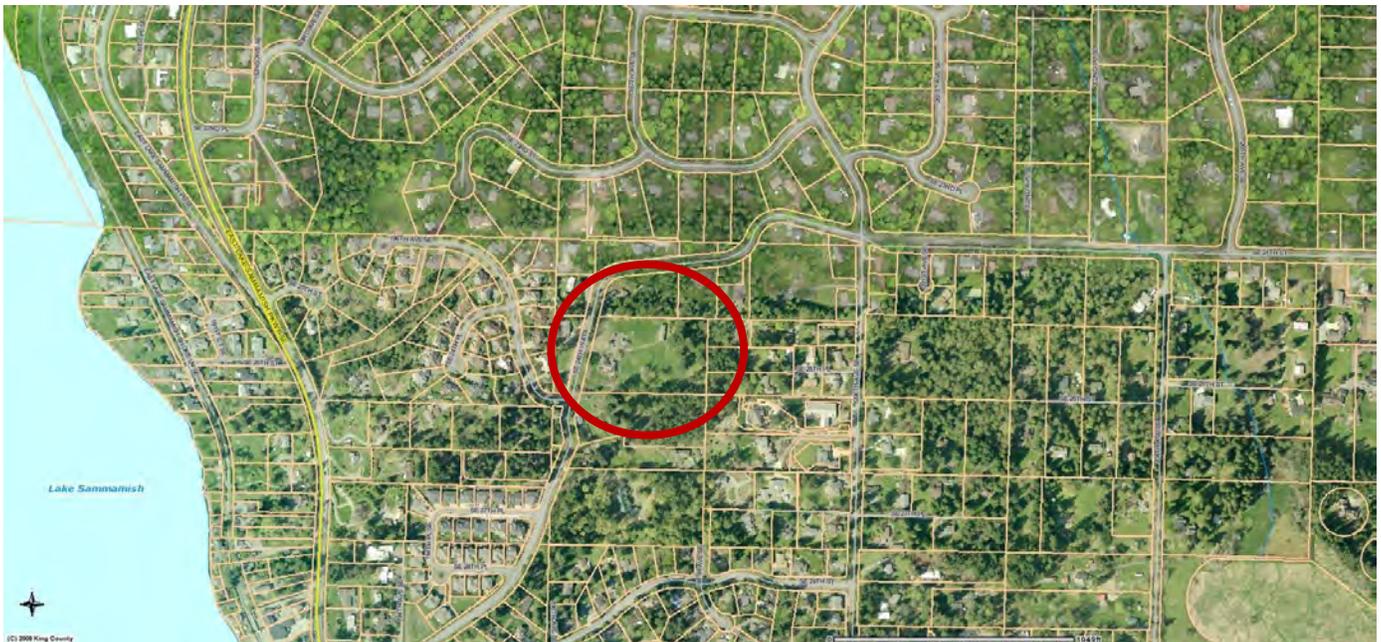
Environmentally Critical Areas Feature: Type F stream – Pine Lake Creek

Location: 210th Place SE Bridge over Pine Lake Creek in the Crossings at Pine Lake Subdivision. Accessed via SE 20th Street at 212th Avenue SE (**Please view from street**).

Site 3:

Environmentally Critical Areas Feature: Type F stream – Pine Lake Creek

Location: SE 24th Street, just east of the intersection of SE 24th Street and 212th Avenue SE (**Please view from street**).

Site 4:

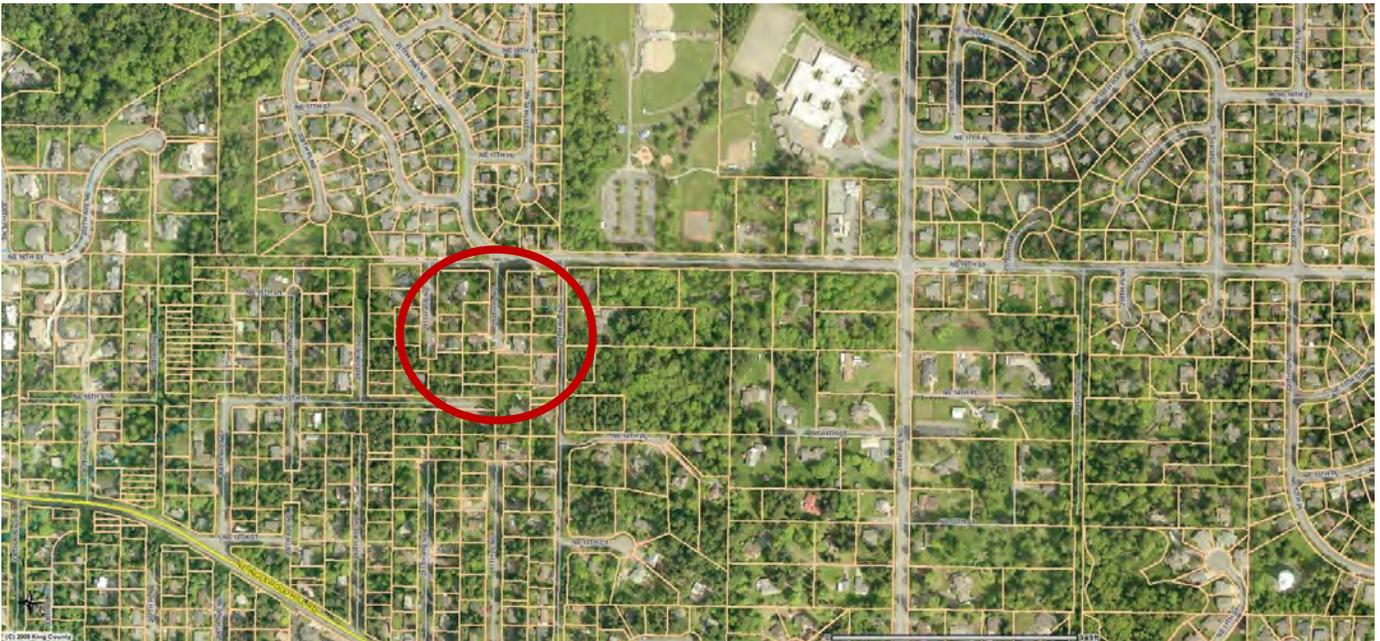
Environmentally Critical Areas Feature: Erosion Hazard Near Sensitive Water Body overlay (No-Disturbance Area)

Location: 19661 SE 24TH Way (**Please view from the street**).

Site 5:

Environmentally Critical Areas Feature: Landslide Hazard Areas

Location: Cul-de-sac near west end of NE 6th Street (**Please view from street**).

Site 6:

Environmentally Critical Areas Feature: Landslide Hazard Areas

Location: Dead end road at the end of NE 15th Street (accessed via 208th Ave NE from Inglewood Hill Road) (**Please view from street**).

Site 7:

Environmentally Critical Areas Feature: Fish and Wildlife Conservation Area

Location: 21300 Block of Inglewood Hill Road.

Site 8:

Environmentally Critical Areas Feature: Fish and Wildlife Conservation Area, Type F Stream (Laughing Jacobs Creek), Type I wetland

Location: Beaver Lake Park (accessed via SE 24th Street). Trail system in park crosses the above features.