

Existing Regulation(s)	Proposed Amendment & Description
<p>Current regulations allow the city to waive landslide hazard area buffers/protections, for slopes greater than 10 feet tall but less than 20 feet tall.</p>	<p>Allow the city to waive landslide hazard area buffers / protections for slopes greater than 10 feet tall but less than 20 feet tall, provided the site also meets the requirements of the 2009 KCSWDM.</p>
<p><b>Desired Result of Amendment:</b>                      . The proposed amendment would further reduce the risk of landslides by requiring compliance with the 2009 KCSWDM for drainage control where not already required.</p>	

**Amendment Source:**

Best Available Science

**Best Available Science Support: Supported**

- Best Available Science Report “Landslide Hazard Areas” by AMEC Environment & Infrastructure, Inc.

**Relevant Information (includes technical papers and/or references) (if applicable):**

- Seattle Landslide Study, 2001.
- City of Shoreline Hearing Examiner Findings, Conclusions and Decision, Project Number 115423, October 20, 2011.

**Affected Code Section(s) (includes duplicative and overlapping sections):**

- 21A.50.260 – Landslide hazard areas – Development standards and permitted alterations

**Public Comment Reference(s):**

39, 40, 129, 141

**Notes:**

---

---

---

---

---

---

---

---

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	P	Implementation	Neutral
<ul style="list-style-type: none"> <li>Improved on-site protection of the landslide hazard areas</li> <li>Increased protection of public assets and resources (e.g. streets, water quality)</li> <li>Reduced cumulative impacts to landslide hazard areas</li> <li>Increased potential to restore damaged landslide hazard areas</li> <li>Reduced chance of damage to landslide hazard areas</li> <li>Better protects high quality, unique landslide hazard areas</li> <li>No net loss of hazard areas</li> </ul> <p>The proposed amendment would increase protections for landslide hazard areas, protecting additional potentially hazardous areas in the city. BAS supports this amendment through a study done by the City of Seattle in 2005 showing that “about 15% of the reported landslides had slope height of 20 feet or less, and there were only a few landslides reported for slopes up to 10 feet.” This alternative would reduce risk by requiring compliance with the adopted Surface Water Design Manual for sites seeking the exemption. Sites that do not comply with the adopted Surface Water Design Manual would not qualify for the exemption.</p>		<ul style="list-style-type: none"> <li>Lesser chance for unintended consequences</li> <li>Neutral ability for consistent, efficient implementation by the staff</li> <li>Neutral likelihood of support/approval by other agencies</li> <li>Neutrally effective mitigation, easier to monitor</li> </ul> <p>The proposed amendment would not likely impact the permit/application review process as the change would eliminate a regulation rather than adding an additional regulation. The regulation may garner some increased support/approval by other agencies as it increases environmental protection and better protections of public assets.</p>	
Property	n	Overall Effect	
<ul style="list-style-type: none"> <li>Decreased flexibility and options for property owner’s use of property</li> <li>Decreased predictability for permit applicants and neighbors</li> <li>Increased recognition of site improvements and existing uses in standards</li> <li>More expensive / more time</li> </ul> <p>The proposed amendment would decrease some flexibility for applicants with landslide hazard areas on-site. The proposed amendment will also decrease predictability in how the site could develop as the applicant would have to show how and if their proposal can be meet the requirements of the current stormwater manual and this may or may not have an impact on expense and time further increasing the unpredictability.</p>		<h2>Positive</h2>	

**21A.50.260 Landslide hazard areas – Development standards and permitted alterations.**

A development proposal containing, or within 50 feet of, a landslide hazard area shall meet the following requirements:

...(6) The following are exempt from the provisions of this section:

(a) Slopes that are 40 percent or steeper with a vertical elevation change of up to 20 feet if:

(i) No adverse impact will result from the exemption based on the City's review of and concurrence with a soils report prepared by a licensed geologist or geotechnical engineer; and

(ii) The development proposal complies with the adopted 2009 King County Surface Water Design Manual, as amended.

(b) The approved regrading of any slope that was created through previous legal grading activities. (Ord. O2009-250 § 1; Ord. O2005-193 § 1; Ord. O99-29 § 1)