

EX. 1032

Existing CAO Provision MICC Chapter/ Section	Recommendation for Update	Reason For Lack of Consistency	Suggested Change	Basis for Suggested Change	Direction from City	Code Update Tracking
19.07.060 A Designation Definitions of Geologic Hazard Areas, Landslide Hazard Areas, Steep Slopes, Erosion Hazard Areas, and Seismic Hazard Areas included in MICC 19.16.010	<input type="checkbox"/> Consistent w/ BAS <input type="checkbox"/> Inconsistent w/ BAS <input checked="" type="checkbox"/> Opportunity for improved BAS consistency <hr/> <input type="checkbox"/> Clarity / Ease of use <input type="checkbox"/> Consistency of code sections	<p>Designation of Geologic Hazard Areas, and assessments by Troost and Wisner (2009) providing detailed inventory of potential hazard areas across the Island, are generally consistent with BAS.</p> <p>Landslide hazard area assessment does not integrate recent additional LIDAR data from 2018 Grimm study, or new BAS protocols for landslide mapping and landslide hazard area delineation.</p> <p>Landslide hazard area designation criteria relies on definition of "Steep Slope", which excludes artificially created slopes and rockeries, which is too broad and could include many slopes that do not meet modern code stability requirements.</p> <p>Definition and designation criteria for erosion hazard areas are inconsistent with Troost and Wisner 2009 data and methods.</p>	<p>Update landslide hazard assessment (inventory mapping) to integrate additional data from W. Grimm study (2018). See <i>BAS Report for details</i>.</p> <p>Update "Steep Slope" definition to only exclude "engineered slopes and rockeries", and potentially areas of competent consolidated rock.</p> <p>Update assessments and designation criteria / definitions to provide consistency with Troost and Wisner (2009) methods for erosion hazard areas.</p>	<p>W. Grimm, 2018 Burns and Mickelson, 2016 Burns et al., 2012 Slaughter et al., 2017 Seattle Code 25.09.090.B.2.b. Medina Code 20.50.200.B</p>	<p>Planning Commission recommendation: Follow consultant recommendation</p>	<p>Designation of Geologic Hazard Areas updated to be consistent with BAS.</p>
19.07.060 B Buffers	<input type="checkbox"/> Consistent w/ BAS <input checked="" type="checkbox"/> Inconsistent w/ BAS <input type="checkbox"/> Opportunity for improved BAS consistency <hr/> <input type="checkbox"/> Clarity / Ease of use <input checked="" type="checkbox"/> Consistency of code sections	<p>There are no standard buffers or setbacks provided for any geologic hazard areas per code, but setbacks are included in Mercer Island Landslide Hazard Map</p>	<p>Delineation of elevated landslide hazard areas per Grimm 2018, and erosion hazard area by Troost and Wisner, 2009. Include 25-foot setback for steep slopes up to 50 feet high and shallow landslide hazard areas, and 75-foot setback for slopes over 50 feet high and for deep-seated landslide hazard areas. Reduction or increase by geotechnical/geological professional, but not less than 10-foot setback for erosion hazard areas and shallow landslide hazard areas, and 50 feet for deep landslide hazard areas.</p> <p>See BAS Report for details on recommended updates for landslide hazard area development standards.</p>	<p>State Guidance (Berryman & Henigar, 2000; CTED, 2007) Troost and Wisner 2009 Landslide Hazard Assessment and Map Grimm, 2018 City of Bainbridge Island Code, City of Medina Code</p>	<p>Planning Commission recommendation: Follow consultant recommendation</p>	<p>Buffers added to landslide hazard areas.</p>
	<input type="checkbox"/> Consistent w/ BAS <input checked="" type="checkbox"/> Inconsistent w/ BAS <input type="checkbox"/> Opportunity for improved BAS consistency <hr/> <input type="checkbox"/> Clarity / Ease of use	<p>Development standards for seismic hazard areas should be updated to address hazard associated with Holocene fault ruptures, even though</p>	<p>No active faults have been identified or mapped with precision appropriate for site-specific hazards evaluation or designation within an inventory map. Aspect recommends standard be provided to require that applicants check the U.S. Geological Survey Quaternary Faults and Folds Database to check for new information regarding active faults</p>	<p>State Guidance (Berryman & Henigar, 2000; CTED, 2007) Seattle BAS 5.1.3</p>	<p>Planning Commission recommendation: Follow consultant recommendation</p>	<p>Development standards for hazards associated with Holocene fault ruptures added to code.</p>