

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5680

AN ORDINANCE amending the Bellevue Land Use Code to update critical areas regulations considering best available science, local policies and Growth Management Act requirements; repealing Part 20.25H of the Bellevue Land Use Code and Resolution 5712; and creating a new Part 20.25H of the Bellevue Land Use Code; and establishing an effective date.

WHEREAS, the City of Bellevue is a designated urban growth area under the state's Growth Management Act (GMA); and

WHEREAS, as an urban growth area, the City of Bellevue plans for and accepts its portion of the forecasted growth and development expected in King County; and

WHEREAS, the state Growth Management Act (GMA) requires local jurisdictions to designate and protect critical areas; and

WHEREAS, GMA requires local jurisdictions to include the best available science (BAS) in developing policies and regulations to protect critical area functions and values, and to give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries; and

WHEREAS, the City of Bellevue has a long history of protecting environmentally sensitive critical areas, with its first protective regulations adopted in 1987; and

WHEREAS, the City of Bellevue has a long history of developing and protecting exceptional neighborhoods and commercial areas, which contribute to economic development and to citizens' quality of life; and

WHEREAS, the City of Bellevue initiated its Critical Areas Update process in order to review existing regulations and policies protecting critical areas in 2001; and

WHEREAS, following substantial work by the Critical Areas Citizens Advisory Committee and the Planning Commission, the City Council adopted updated critical areas policies into the Environmental Element of the Comprehensive Plan, in November, 2004; and

WHEREAS, the Comprehensive Plan policies directs a regulatory and non-regulatory approach to protecting critical area functions and values; and

WHEREAS, the City of Bellevue protects critical areas with a variety of non-regulatory measures, including acquisition of critical areas, rehabilitation projects, education programs, and best management practices in city operations and management of city property and rights of way; and

WHEREAS, the proposed amendments to the Land Use Code updating the City's critical areas regulations, together with other regulations, including the City's clearing and

grading regulations and stormwater regulations, and together with non-regulatory measures and incentives, provide protection of critical area functions and values; and

WHEREAS, the amendments to Part 20.25H of the Land Use Code include regulations requiring development to avoid impacts to critical areas through the use of buffers, require development in compliance with performance standards that minimize impacts to critical areas where development is required, and require mitigation of impacts that cannot be avoided; and

WHEREAS, the amendments to Part 20.25H of the Land Use Code also significantly increase flexibility and incentives for property owners; and

WHEREAS, the amendments to Part 20.25H of the Land Use Code recognize and accommodate existing legally-established development in and near critical areas; and

WHEREAS, in adopting this ordinance the City Council recognizes that several Bellevue neighborhoods have covenants that protect views from being blocked by trees or other vegetation; and

WHEREAS, the Coal Mine Hazard regulations adopted in 1993 by Resolution 5712 represent the best available information and techniques for development within identified coal mine hazards areas, and should be included in the Land Use Code; and

WHEREAS, development of the proposed amendments included BAS, with BAS sources set forth completely in the Planning Commission Transmittal dated September 7, 2005, as updated in the City Council Agenda Memorandum dated June 26, 2006; and

WHEREAS, the City prepared a risk analysis of the proposed amendments, entitled "*City of Bellevue's Critical Areas Update – Risk Analysis of Regulatory, City Programs, and Best Available Science Alternatives for Improving Critical Area Protection*," dated June 16, 2005 and updated on May 9, 2006, which discloses any departure from best available science and the risks associated with such departures; and

WHEREAS, the Planning Commission held a public hearing on July 6, 2005 with regard to such proposed Land Use Code amendment; and

WHEREAS, the Planning Commission finds that the Land Use Code amendment satisfies the criteria of LUC 20.30J.135 and therefore recommends that the City Council approve such proposed amendment; and

WHEREAS, the City Council held a public hearing on May 15, 2006 with regard to the proposed Land Use Code amendments, as modified by the City Council; and

WHEREAS, the City Council concurs in the analysis of the Land Use Code amendment criteria as set forth in the Planning Commission Transmittal dated September 7, 2005 and finds that the Land Use Code amendment, as modified pursuant to Council direction, satisfies the criteria of LUC 20.30J.135; and

WHEREAS, the City Council adopts the analysis and discussion of GMA and BAS obligations as set forth in the Planning Commission Transmittal dated September 7, 2005, as updated in the City Council Agenda Memorandum dated June 26, 2006; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02, including preparation of the Draft Environmental Impact Statement dated June 15, 2005 and the Final Environmental Impact Statement dated May 9, 2006; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. Resolution 5712 is hereby repealed.

Section 2. Part 20.25H of the Bellevue Land Use Code is hereby repealed.

Section 3. A new Part 20.25H of the Bellevue Land Use Code is hereby adopted as follows:

Critical Areas Overlay District

Part 20.25H

I. SCOPE AND PURPOSE

20.25H.005 Scope.

This Part 20.25H establishes standards and procedures that apply to development within the "Critical Areas Overlay District," which includes any site that is in whole or in part designated as a critical area or critical area buffer. All development within the Critical Areas Overlay District must be reviewed and approved pursuant to this Part in addition to being subject to all other relevant standards of the Bellevue City Code. The Critical Areas Overlay District does not apply to the Downtown.

20.25H.010 Purpose.

The Critical Areas Overlay District is a mechanism by which the City recognizes the existence of natural conditions which affect the use and development of property. Through this part, the City designates and classifies ecologically sensitive and hazard areas and imposes regulations on the use and development of affected property in order to protect the functions and values of these areas and the public health, safety and welfare, and to allow the reasonable use of private property.

20.25H.015 Applicable procedure.

The Critical Areas Overlay District consists of two parts: that part of a site that is not contained within a critical area, critical area buffer, or critical area structure setback, and that part of a site that is within a critical area, critical area buffer, or critical area structure setback.

- A. If a proposal avoids all disturbance or modification of the critical area, critical area buffer, and critical area structure setback, the proposal is subject to the provisions of this Part 20.25H through the review process for the underlying permit or approval required for the development, and a decision on such application may be appealed according to the appeal process for the underlying permit or approval.

- B. If a proposal involves disturbance to or modification of the critical area, critical area buffer, or critical area structure setback, then in addition to the review process for the underlying permit or approval required for the development, the proposal shall require a critical areas land use permit, LUC Part 20.30P, except where otherwise indicated in this Part.

20.25H.020 Submittal Requirements.

- A. The Director shall specify the submittal requirements, including type, detail and number of copies, for a use or development application to be deemed complete and accepted for filing.
- B. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

II. DESIGNATION OF CRITICAL AREAS AND DIMENSIONAL STANDARDS

20.25H.025. Designation of Critical Areas.

The following areas are hereby designated as critical areas. For additional information about identifying each critical area, see the specific sections noted.

Critical Area Category or Type	Additional Information Identifying Critical Area
Streams	
Type S Water	LUC 20.25H.075
Type F Water	LUC 20.25H.075
Type N Water	LUC 20.25H.075
Type O Water	LUC 20.25H.075
Closed segment, regardless of type; Kelsey Creek drainage basin	LUC 20.25H.075
Closed segment, regardless of type; all other drainage basins	LUC 20.25H.075
Wetlands	
Category I	LUC 20.25H.095
Category II	LUC 20.25H.095
Category III	LUC 20.25H.095
Category IV over 2500 square feet	LUC 20.25H.095
Shorelines	
Shorelines	LUC 20.25E.017.D
Geologic Hazard Areas	
Landslide Hazards	LUC 20.25H.120
Steep Slopes	LUC 20.25H.120
Coal Mine Hazard Areas	LUC 20.25H.120
Habitat Associated with Species of Local Importance	
Habitat associated with species of local importance	LUC 20.25H.150
Areas of Special Flood Hazard	
Areas of Special Flood Hazard	LUC 20.25H.175

20.25H.030 Identification of Critical Area.

A. Determining Presence of Critical Area. A determination of whether a site contains a critical area, critical area buffer, or critical area structure setback shall be made as part of the review process for the proposal, based on information provided by the applicant. The director may specify the information required to determine the presence and extent of such areas, including, but not limited to: site surveys, topographic maps, technical environmental analysis, peer reviews, or other information the Director deems necessary. The location and extent of critical areas, critical area buffers, and critical area structure setbacks may be

required to be surveyed, marked in the field with permanent signage, and fenced to separate such areas from development.

B. Recording required.

1. Site Plan. The property owner receiving approval of a use or development within the Critical Areas Overlay District pursuant to this Part 20.25H shall record a site plan or other instrument clearly delineating the critical area, critical area buffer, and critical area structure setback with the King County Division of Records and Elections. The site plans must include a statement that the provisions of this Part 20.25H as now or hereafter amended control use and development of the subject property. Single lot residential development in single-family residential land use districts is exempt from this recording requirement, except where explicitly required in this Part 20.25H or where required as part of a voluntary compliance agreement or corrective action for a violation of this Part, pursuant to BCC Ch. 1.18.
2. Native Growth Protection Area/Easement. The Director may also require recording of the delineation of, and restrictions of, Native Growth Protection Areas (NGPA) or Native Growth Protection Easements (NGPE) designated as part of an approval of a subdivision, short subdivision or Planned Unit Development within the Critical Areas Overlay District, and as part of any approval to modify a critical area or critical area buffer. The NGPA or NGPE shall contain at minimum:
 - a. An assurance that the NGPA or NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, and new or expanded city parks pursuant to LUC 20.25H.070; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat;
 - b. The right of the City of Bellevue to enter the property to investigate the condition of the NGPA or NGPE upon reasonable notice;
 - c. The right of the City of Bellevue to enforce the terms of the restriction; and
 - d. A management plan for the NGPA or NGPE designating future management responsibility.

20.25H.035 Critical Area Buffers and Structure Setbacks.

- A. Critical Area Buffer.** The following critical area buffers and structure setbacks are established for each critical area set forth below. For information about modifying required critical area buffers and structure setbacks, see the referenced sections noted in the table.

Critical Area Category or Type	Critical Area Buffer Width		Structure Setback		Modification of Buffer or Setback
Streams					
	<u>Undeveloped Site¹</u>	<u>Developed Site¹</u>	<u>Undeveloped Site¹</u>	<u>Developed Site¹</u>	
Type S Water	100 ft	50 ft	20 ft	50 ft	LUC 20.25H.075 LUC 20.25H.230
Type F Water	100 ft	50 ft	20 ft	50 ft	LUC 20.25H.075 LUC 20.25H.230
Type N Water	50 ft	25 ft	15 ft	25 ft	LUC 20.25H.075 LUC 20.25H.230
Type O Water	25 ft	25 ft	10 ft	None	LUC 20.25H.075 LUC 20.25H.230
Closed segment, regardless of type; Kelsey Creek drainage basin	None	None	50 ft or combined buffer and structure setback required for stream type, whichever is less	50 ft or combined buffer and structure setback required for stream type, whichever is less	LUC 20.25H.075 LUC 20.25H.230
Closed segment, regardless of type; all other drainage basins	None	None	10 ft	10 ft	LUC 20.25H.075 LUC 20.25H.230
Wetlands					
	<u>Undeveloped Site²</u>	<u>Developed Site²</u>	<u>Undeveloped Site²</u>	<u>Developed Site²</u>	
Category I			20 ft	20 ft from edge of previously approved and recorded NGPA or NGPE	LUC 20.25H.095 LUC 20.25H.230
Natural Heritage wetland	190 ft	As established through previously approved and recorded NGPA or NGPE for wetland			
Bogs	190 ft				
Forested wetland	Based on score for habitat or water quality				
Habitat score of 29 to 36	225 ft				
Habitat score of 20 to 28	110 ft				
Water quality score of 24 to 32 and habitat score of less than 20	75 ft				
All others	75 ft				
Category II			20 ft	20 ft from edge of previously approved and recorded NGPA or NGPE	LUC 20.25H.095 LUC 20.25H.230
Habitat score of 29 to 36	225 ft	As established through previously approved and recorded NGPA or NGPE for wetland			
Habitat score of 20 to 28	110 ft				
Water quality score of 24 to 32 and habitat score of less than 20	75 ft				
All others	75 ft				
Category III			15 ft	15 ft from edge of previously approved and recorded NGPA or NGPE	LUC 20.25H.095 LUC 20.25H.230
Habitat score of 20 to 28 points	110 ft	As established through previously approved and recorded NGPA or NGPE for			
All others	60 ft				

Critical Area Category or Type	Critical Area Buffer Width		Structure Setback		Modification of Buffer or Setback
		wetland			
Category IV over 2500 square feet		As established through previously approved and recorded NGPA or NGPE for wetland	None	None	LUC 20.25H.095 LUC 20.25H.230
All	40 ft				
Shorelines					
	<u>Undeveloped Site³</u>	<u>Developed Site³</u>	<u>Undeveloped Site³</u>	<u>Developed Site³</u>	
All shorelines	50 ft	25 ft	None	25 ft	LUC 20.25H.115 LUC 20.25H.230
Geologic Hazard Areas					
Landslide Hazards	Toe-of-slope: None		Toe-of-slope: 75 ft		LUC 20.25H.120 LUC 20.25H.230
	Top-of-slope: 50 ft		Top-of-slope: None		
Steep Slopes	Toe-of-slope: None		Toe-of-slope: 75 ft		LUC 20.25H.120 LUC 20.25H.230
	Top-of-slope: 50 ft		Top-of-slope: None		
Coal Mine Hazard Areas	See LUC 20.25H.130		See LUC 20.25.130		LUC 20.25H.120 LUC 20.25H.230
Habitat Associated with Species of Local Importance					
Habitat associated with species of local importance	Only if required for known species on site		None		N/A
Naturally occurring ponds with no other critical area designation	35 ft		None		LUC 20.25H.230
Areas of Special Flood Hazard					
Areas of Special Flood Hazard	None		None		N/A

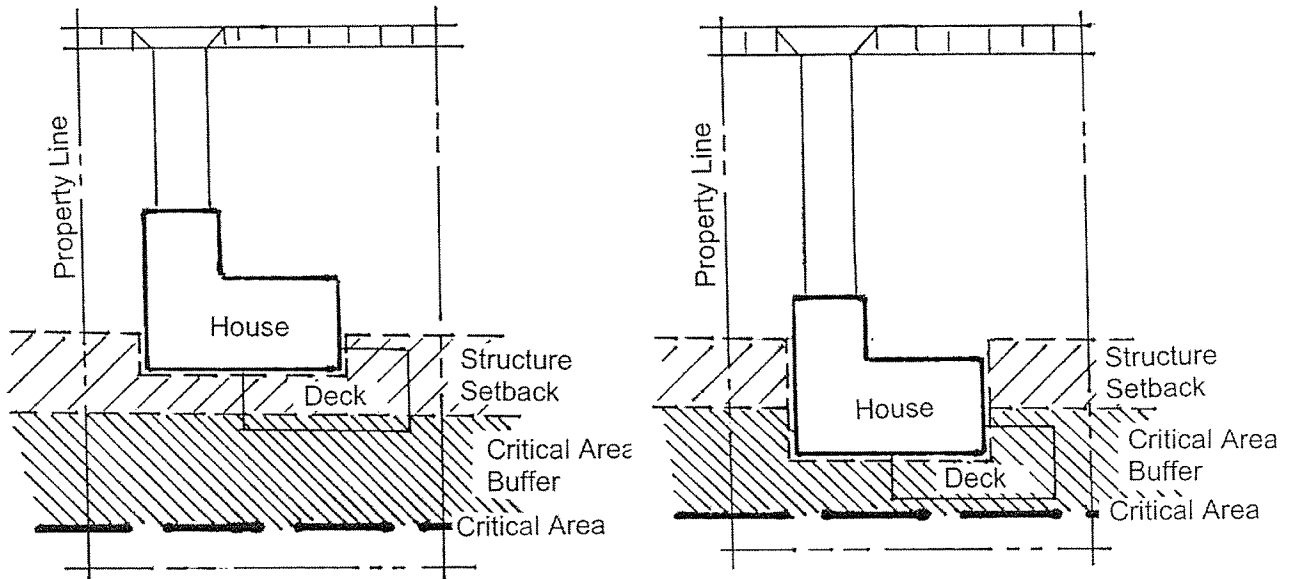
¹For a definition of "undeveloped site" and "developed site" for sites with streams, see LUC 20.25H.075.C.1.a.

²For a definition of "undeveloped site" and "developed site" for sites with wetlands, see LUC 20.25H.095.C.1.a.

³For a definition of "undeveloped site" and "developed site" for sites with shorelines, see LUC 20.25H.115.B.1.a.

B. Buffer and Setback on Sites with Existing Primary Structure(s).

Where a primary structure legally established on a site prior to August 1, 2006 encroaches into the critical area buffer or structure setback established in subsection A, the critical area buffer and/or structure setback shall be modified to exclude the footprint of the existing primary structure. Expansion of any existing structure into the critical area buffer or critical area structure setback shall be allowed only pursuant to the provisions of LUC 20.25H.055 (single family primary structures) or LUC 20.25H.230 (all other primary structures).



20.25H.040 Standards for modifying non-critical area setbacks.

A. When Applicable. Certain provisions of this Part 20.25H allow disturbance within a critical area or critical area buffer. This section applies when, pursuant to another section of this Part 20.25H, the applicant must demonstrate that non-critical area setbacks have been modified to the maximum extent allowed under this section. The provisions of this Section 20.25H.040 may not be modified through a critical areas report.

B. Allowed Modifications to General Dimensional Chart. The required dimensions of 20.20.010 for non-critical area setbacks may be reduced to no less than the minimums set forth in this subsection, provided that the modification shall be the minimum necessary to allow avoidance of the critical area and critical area buffer. All other provisions of 20.20.010 shall apply, including the applicable footnotes from the general dimensional chart.

Land Use District	R-1	R-1.8	R-2.5	R-3.5 R-4 R-5 R-7.5*	R-10; R-15; R-20	R-30
Front Yard (ft) (1)	25	20	10	10	10	10
Rear Yard (ft)	20	20	20	15	20	20
Side Yard (ft)	5	5	5	5	5	5(2)
2 Side Yards (ft)	15	10	10	10	10	10

Not effective within the jurisdiction of the East Bellevue Community Council.

Notes:

1. Any garage or other structure shall be set back the minimum necessary to allow on-site parking on any driveway without blocking a sidewalk, for proposals without garages, there shall be sufficient area on the site to allow for required on-site parking without blocking a sidewalk.
2. A side yard setback in R-30 Districts increases to 20 feet on any side yard where the structure exceeds 30 feet above average finished grade.

C. Allowed Modifications to Transition Area Requirements. The minimum structure setback established in 20.25B.040.B.1 may not be modified under this section 20.25H.040. The minimum separation between structures established in LUC 20.25B.040.B.2 may be reduced to no less than six feet between structures provided that the modification shall be the minimum necessary to allow avoidance of the critical area and critical area buffer.

20.25H.045 Development Density/Intensity.

A. General. For development in the Critical Areas Overlay District, the number of dwelling units per acre and the maximum floor area ratio for office space is determined pursuant to this section. The provisions of this Section 20.25H.045 may not be modified through a critical areas report.

B. Dwelling Units per Acre. The maximum density allowed for a site in the Critical Areas Overlay District is equal to the number of dwelling units per acre as specified in LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the Development Factor derived from subsection D below:

$$[(DU/acre)(Buildable Area in acres) + (DU/acre)(Total critical area and critical area buffer in acres)(Development Factor)]=Maximum dwelling unit potential$$

C. Floor Area Ratio for Office Space.

- a. The maximum allowable office floor area for a site which contains a critical area or critical area buffer is equal to 0.5 times the buildable area in square feet plus 0.5 times the total area in critical area and critical area buffer in square feet times the Development Factor derived from subsection D below:

$$[(0.5)(\text{Buildable Area in sq. ft.}) + (0.5)(\text{total critical area and critical area buffer in sq. ft.})(\text{Development Factor})]=\text{Maximum Office Development Potential}$$

- b. A property within the Critical Areas Overlay District is exempt from the sliding scale FAR requirement of LUC 20.20.010, Note 8. The applicable maximum floor area ratio to the buildable area is 0.5 regardless of building square footage.

D. Development Factor. The development factor is a percent credit to be used in computing the number of allowed dwelling units or the maximum allowed office floor area for a site within the Critical Areas Overlay District. The development factor is determined by figuring the percentage of the total site that is buildable area, divided by 100. The result should be rounded to the nearest hundredth. The following table illustrates the Development Factor:

Total Site (as %)	Critical area and critical area buffer total (as % of total site)	Buildable Area (as % of total site)	Development Factor (% BA/100)
100	10	90	.9
100	35	65	.65
100	50	50	.5
100	75	25	.25
100	90	10	.1

III. USE AND DEVELOPMENT IN THE CRITICAL AREAS OVERLAY DISTRICT

20.25H.050 Uses and Development in the Critical Areas Overlay District.

A. Uses.

1. **General.** The uses established by LUC 20.10.440 for the applicable land use district may be undertaken in the Critical Areas Overlay District as allowed for in the underlying land use district. All development associated with the use shall comply with the provisions of this Part 20.25H.
2. **Shorelines.** Where the Critical Areas Overlay District and Shorelines Overlay District apply to the same site, the uses established by LUC 20.10.440 for the underlying land use district may be undertaken. Additional uses in the Shorelines Overlay District are set forth in LUC 20.25E.080. The applicable permitting process to establish the allowed uses within the Shorelines Overlay District is set forth in 20.25E.070. All development associated with the use shall comply with the provisions of this Part 20.25H and Part 20.25E.

B. Development.

1. **Coal Mine Hazard Areas and Habitat Associated with Species of Local Importance.** The coal mine hazard areas and habitat associated with species of local importance designated as critical areas by this Part 20.25H do not include absolute restrictions on development or activity. Instead, uses allowed under section A above may be undertaken in such critical areas, so long as the performance standards of LUC 20.25H.130 (coal mine hazard areas) or LUC 20.25H.160 (habitat associated with species of local importance) are satisfied.
2. **Other Critical Areas.** Except as set forth in subsection 1 above, all development, use, land alteration or other activity within the Critical Areas Overlay District shall be located outside of the critical area and the critical area buffer, unless such use or development is allowed pursuant to the following:
 - a. Uses and development allowed within critical area or critical area buffer, see 20.25H.055;
 - b. Critical area buffer modifications for the following critical areas:
 - i. Streams , see 20.25H.075;
 - ii. Wetlands, see 20.25H.095;
 - iii. Shorelines, see 20.25H.115;
 - iv. Geologic Hazards, see 20.25H.120.
 - c. Uses and Development in the Area of Special Flood Hazard, see 20.25H.180
 - d. Modifications where allowed through a critical areas report, see 20.25H.230;
 - e. Reasonable use exceptions, see 20.25H.190;
 - f. Variances, see Part 20.30G and 20.30H; or
 - g. Shoreline specific uses and development, where allowed within the shorelines critical area or critical area buffer, see Part 20.25E.

C. No Modification. The critical areas report may not be used to modify the uses allowed in the Critical Areas Overlay District as set forth in 20.10.440 or in the Shorelines Overlay District as set forth in Part 20.25E; nor the provisions of this Section 20.25H.050.

20.25H.055 Uses and Development allowed within Critical Areas; Performance Standards. The uses and/or development described in section B may be undertaken in a critical area or critical area buffer if all of the requirements of the referenced sections are met. A critical areas land use permit shall be required unless otherwise noted.

A. Hierarchy of Alteration. Where a use or development is proposed on a site with more than one type of critical area, preference shall be given to disturbing those critical areas with the least sensitivity to human disturbance, based on a consideration of both existing functions and values, and future functions and values if left undisturbed.

B. Uses and Development allowed within Critical Areas. The following chart lists uses and development that may be allowed in a critical area, critical area buffer, or critical area structure setback. The sections noted in the chart for each use or activity and critical area refer to the applicable performance standards that must be met.

		Type of Critical Area				
		Streams	Wetlands	Shorelines	Geologic Hazard Areas ⁷	Areas of Special Flood Hazard
Allowed Use or Development	Repair and maintenance of parks and parks facilities, including trails ^{1,2}	20.25H.055.C.1 20.25H.080.A	20.25H.055.C.1 20.25H.100	20.25H.055.C.1 20.25E.080.B 20.25E.080.P	20.25H.055.C.1 20.25H.125	20.25H.055.C.1 20.25H.180.C 20.25H.180.D.2
	Repair and maintenance of utility facilities, utility systems, stormwater facilities and essential public facilities ^{1,2}	20.25H.055.C.1 20.25H.080.A	20.25H.055.C.1 20.25H.100	20.25H.055.C.1 20.25E.080.B 20.25E.080.U	20.25H.055.C.1 20.25H.125	20.25H.055.C.1 20.25H.180.C
	Repair and maintenance of public rights of way, private roads, access easements, surface parking areas, and driveways ^{1,2}	20.25H.055.C.1 20.25H.080.A	20.25H.055.C.1 20.25H.100	20.25H.055.C.1 20.25E.080.B 20.25E.080.H 20.25E.080.R	20.25H.055.C.1 20.25H.125	20.25H.055.C.1 20.25H.180.C
	Repair and maintenance of bridges and culverts ^{1,2}	20.25H.055.C.1 20.25H.080.A	20.25H.055.C.1 20.25H.100	20.25H.055.C.1 20.25E.080.B 20.25E.080.R	20.25H.055.C.1 20.25H.125	20.25H.055.C.1 20.25H.180.C
	Construction Staging ^{1, 2, 11}	20.25H.055.C.1 20.25H.080.A	20.25H.055.C.1 20.25H.100	20.25H.055.C.1 20.25E.080.B 20.25E.080.H	20.25H.055.C.1 20.25H.125	20.25H.055.C.1 20.25H.180.C
	Existing agricultural activities ²	20.25H.055.C.1 20.25H.055.C.3.a 20.25H.080.A	20.25H.055.C.1 20.25H.055.C.3.a 20.25H.100	20.25H.055.C.1 20.25H.055.C.3.a 20.25E.080.B 20.25E.080.C	20.25H.055.C.1 20.25H.055.C.3.a 20.25H.125	20.25H.055.C.1 20.25H.055.C.3.a 20.25H.180.C
	Emergency Actions	20.25H.055.C.3.b	20.25H.055.C.3.b	20.25H.055.C.3.b	20.25H.055.C.3.b	20.25H.055.C.3.b

New or expanded utility facilities, utility systems, stormwater facilities ³	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C	
	20.25H.080.B		20.25E.080.U			
New or expanded essential public facilities	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C	
	20.25H.080.B					20.25H.180.D.3
Public flood protection measures ⁴	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.055.C.3.c	20.25H.055.C.3.c	20.25H.055.C.3.c	20.25H.055.C.3.c	20.25H.055.C.3.c	20.25H.055.C.3.c
	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C	
	20.25H.080.B					20.25H.180.D.5
Instream structures ⁵	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.055.C.3.d	20.25H.055.C.3.d	20.25H.055.C.3.d	20.25H.055.C.3.d	20.25H.055.C.3.d	20.25H.055.C.3.d
	20.25H.080.A	20.25H.100	20.25E.080.B		20.25H.180.C	
	20.25H.080.B					
New or expanded public rights of way, private roads, access easements and driveways	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C	
	20.25H.080.B		20.25E.080.R		20.25H.180.D.4	
New or expanded bridges and culverts	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.055.C.3.e	20.25H.055.C.3.e	20.25H.055.C.3.e	20.25H.055.C.3.e	20.25H.055.C.3.e	20.25H.055.C.3.e
	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C	
			20.25E.080.R			
New or expanded private non-motorized trails	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2	20.25H.055.C.2
	20.25H.055.C.3.f	20.25H.055.C.3.f	20.25H.055.C.3.f	20.25H.055.C.3.f	20.25H.055.C.3.f	20.25H.055.C.3.f
	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C	
			20.25E.080.G			

	New or expanded city and public parks	20.25H.055.C.3.g 20.25H.080.A	20.25H.055.C.3.g 20.25H.100	20.25H.055.C.3.g 20.25E.080.B 20.25E.080.P	20.25H.055.C.3.g 20.25H.125	20.25H.055.C.3.g 20.25H.180.C 20.25H.180.D.2
	Existing landscape maintenance ²	20.25H.055.C.3.h 20.25H.080.A	20.25H.055.C.3.h 20.25H.100	20.25H.055.C.3.h 20.25E.080.B 20.25E.080.G	20.25H.055.C.3.h 20.25H.125	20.25H.055.C.3.h 20.25H.180.C
	Vegetation Management ⁶	20.25H.055.C.3.i 20.25H.080.A	20.25H.055.C.3.i 20.25H.100	20.25H.055.C.3.i 20.25E.080.B 20.25E.080.G	20.25H.055.C.3.i 20.25H.125	20.25H.055.C.3.i 20.25H.180.C
	Habitat Improvement Projects	20.25H.055.C.3.j 20.25H.080.A	20.25H.055.C.3.j 20.25H.100	20.25H.055.C.3.j 20.25E.080.B 20.25E.080.G	20.25H.055.C.3.j 20.25H.125	20.25H.055.C.3.j 20.25H.180.C
	Forest Practices	20.25H.055.C.3.k 20.25H.080.A	20.25H.055.C.3.k 20.25H.100	20.25H.055.C.3.k 20.25E.080.B	20.25H.055.C.3.k 20.25H.125	20.25H.055.C.3.k 20.25H.180.C
	Aquaculture	20.25H.055.C.3.l 20.25H.080.A	20.25H.055.C.3.l 20.25H.100	20.25H.055.C.3.l 20.25E.080.B 20.25E.080.D	20.25H.055.C.3.l	20.25H.055.C.3.l 20.25H.180.C
	Stabilization Measures	20.25H.055.C.3.m 20.25H.080.A	20.25H.055.C.3.m 20.25H.100	20.25E.080.B 20.25E.080.E	20.25H.055.C.3.m 20.25H.125	20.25H.055.C.3.m 20.25E.080.E
	Expansion of Existing Single-family Primary Structures	20.25H.055.C.3.n 20.25H.080.A	20.25H.055.C.3.n 20.25H.100	20.25H.055.C.3.n 20.25E.080.B 20.25E.080.Q	20.25H.055.C.3.n 20.25H.125	20.25H.055.C.3.n 20.25H.180.C ⁹ 20.25H.180.D.1 20.25H.180.D.7
	Reasonable Use Exception ⁸	20.25H.080.A	20.25H.100	20.25E.080.B	20.25H.125	20.25H.180.C 20.25H.180.D.7

