

City of George- CAO Checklist Summary



Critical Area Ordinance (CAO) Checklist

Background

The City's Critical Areas Ordinance, Chapter 17.25 of the George Municipal Code, governs development in and around environmental critical areas. These include wetlands, geological hazards such as steep slopes, flood hazard areas, critical aquifer recharge areas which support potable ground water, and fish and wildlife habitat for priority species.

The Department of Commerce's Critical Area Checklist is an available tool to assist the City in maintaining its CAO so it is consistent with State agencies and legislation.

Key Findings

Expected Revisions to the existing CAO include:

- Update how wetlands are delineated, using federal standards.
- Update Definition for:
 - Fish and Wildlife Habitat Conservation Areas
- Update mapping references that identify Critical Aquifer Recharge Areas and Priority Habitat and Species Areas
- Expand on available resources for the protection of Priority Wildlife Habitat and Species mapped in the City of George and its Urban Growth Area
 - Shrub-steppe (Shrub-Steppe Management Recommendations (2020))
 - Wetlands and Freshwater Emergent Wetlands (Aquatic Habitat Guidelines)

State Agency reviews the City's CAO from 2018 Periodic Update:

- Update review process and organization in the CAO for clarity.
- Update definition of diseased and dangerous trees
- Protect all potable CARAs and WHPAs, not just the Cities

Opportunity to address local public concerns include:

- Developer cost to mitigate low quality critical area impacts has little local benefit for residents.
- Partnering with Grant County for Land Banks to mitigate impacts to CAO