

## Developing Critical Area Protection Alternatives in Urban Growth Areas

Process for establishing alternative buffers or other protection approaches in UGAs:

- 1) Characterize the existing functions and values of the wetland (or other Critical Area). (The wetlands in Eastsound were included in the ongoing wetlands study – is other information available?).
- 2) Characterize existing impacts to the wetland.
  - a. Discharge of untreated or inadequately treated stormwater.
  - b. Noise
  - c. Lights
  - d. Clearing and fragmentation of wetland vegetation.
- 3) Identify the areas most important to protect – and areas that are less sensitive.
- 4) Characterize the type of development likely to occur adjacent to the wetland and assess the potential impacts to water quality, water quantity, groundwater recharge, habitat, aesthetic and recreational functions and values. This will vary based on the proposed regulations and incentives.
- 5) Identify options for reducing new impacts to functions and values of the wetland.
  - a. Encourage use of Low Impact Development practices (sod roofs, permeable pavement, rain gardens etc.).
  - b. Reduce impervious area with shared driveways, smaller building footprint etc. Consider increasing height standard to reduce building footprint.
  - c. Install rainwater catchment systems.
- 6) Identify options for offsetting remaining impacts so as to achieve no net loss of the functions and values of the wetland.
  - a. Install stormwater treatment system (scheduled for next fall).
  - b. Enhance existing vegetation.
  - c. Enhance nearby wetlands.
  - d. Remove existing impervious areas.
  - e. Establish technical assistance (and cost share?) program for property owners.
  - f. Other options?
- 7) Monitor wetland to identify any changes and if necessary modify the regulations.
- 8) Secure funding and implement mitigation/ compensation actions and monitoring program.