



# Chapter Eleven

## SENSITIVE AREAS

Lawson Hills  
Master Planned Development

## SENSITIVE AREAS

### COMPLIANCE WITH SENSITIVE AREAS ORDINANCE

The project as submitted and future actions and proposals within the project will be designed in general conformance with the adopted City of Black Diamond Sensitive Areas Ordinance. Future implementing proposals may require deviations from the adopted Sensitive Areas Ordinance which will be evaluated at the time of application. Functionally equivalent standards are requested in this section in the areas of building setbacks, alteration of geologically hazardous areas, and alteration of wetlands and streams.

### WETLANDS

There a variety of wetlands on the project site. The presence and rating of wetlands on the project site was completed by Wetland Resources and summarized in their report which is included in Appendix F. Wetlands and buffers corresponding to this report are shown on the constraint maps by Triad Associates found in the Existing Conditions Chapter.

### FISH AND WILDLIFE CONSERVATION AREAS

The presence and typing of Fish and Wildlife Conservation Areas is contained within the Natural Environment section of the Environmental Impact Statement (EIS). The EIS provides stream typing and analysis of animal, plant and fish habitat on the project site.

### FISHERIES

There are two stream identified on the project site: S1 on the North Triangle and Lawson Creek on the Main Property. Both are non-fish-bearing within the project boundaries.

### PLANTS AND ANIMALS

There are no Federal or State listed endangered, threatened, or sensitive plant species known to exist on Lawson Hills project site according to the Washington Department of Natural Resources' Natural Heritage Program Database, 2007. Wetland Resources conducted field surveys in 2007. No Federal or State listed endangered, threatened, or sensitive plants species were found during field surveys. Development of the site is also not expected to impact any endangered, threatened, or sensitive animal species. None of these species have been documented on the site and the site lacks potential habitat for those species.

**GEOLOGICALLY HAZARDOUS AREAS**

The project site has been evaluated for the absence or presence of geologically hazardous areas by Golder Associates in the Natural Environment section of the Lawson Hills EIS. The following is a summary of the findings:

**Landslide Hazard**

The majority of the site is free of landslide hazard areas. Moderate landslide hazard areas have been identified as slopes greater 30 percent located in the reclaimed McKay Section 12 Surface mine, and the hillside near Stream S-1 on the North Triangle. High landslide hazard areas identified are slopes greater than 40% in these same areas and adjacent to Lawson Creek. The Slope Analysis in the Existing Conditions Chapter highlights slopes greater than 15% and those greater than 40%. Development within the moderate hazard areas would be subject to the provisions of the sensitive areas ordinance.

**Erosion Hazard**

Erosion hazard areas are found on slopes of 15% or greater on both the North Triangle and Main Property. The Slope Analysis contained in the Existing Conditions Chapter highlights slopes greater than 15% and those greater than 40%. Much of the erosion hazard area is proposed to be located within open space areas.

**Mine Hazard**

The Lawson Hills project site contains moderate, severe and declassified mine hazards. The mine hazard result from the underground workings of several mines and roughly traverse the Main property from north to south along the hill slope. There is a moderate mine hazard at the north side of the main property resulting from fill placed in an open mine.

**Seismic Hazard Areas**

There are no seismic hazard areas identified on the Lawson Hills site.

## FUNCTIONALLY EQUIVALENT STANDARDS

### Building Setbacks

The following additional facilities, activities and uses are allowed within sensitive area building Setbacks required pursuant to BDMC 19.10.160:

Balconies above the first floor.

Clearing and grading consisting of more than 42 inches of cut or fill for construction of utilities, roads and other public infrastructure necessary to serve the site.

### Alteration of Geologically Hazardous Areas

Allow alteration of isolated geologically hazardous areas located outside of other sensitive areas to remove the hazard. Isolated mounds or small slope areas exist on the MPD site (and throughout Western Washington). The code imposes a blanket restriction on grading of such areas. Where a geologically hazardous area is co-existing with a stream channel buffer, the code restriction serves to protect the environment, but where the geologically hazardous area is an isolated mound, or manmade due to, for example, past excavation at a borrow pit, the code restriction limits design flexibility for no environmental benefit. A site-specific geotechnical analysis will still be conducted with the associated construction permits.

This provision does not apply to alteration of geologically hazardous areas within wetlands or fish and wildlife conservation areas or their associated buffers.

### Alteration of Wetlands, Streams and Buffers

Allow alterations of wetlands/streams/buffers shown on Figure 10-1 from Chapter 10 of the MPD necessary to accommodate the proposed MPD circulation, land use and utility plans. These alterations are to be allowed based on the determination made with MPD approval that any alterations of wetlands/streams/buffers that are necessary to accommodate the approved MPD circulation, land use, and utility plans do meet the mitigation sequencing requirements of BDMC 19.10.050 and will be authorized through the City permitting process, subject to mitigation. Therefore, upon MPD approval, the avoidance criteria for these limited and necessary impacts will be deemed met.