17.10.075 – Critical Aquifer Recharge Areas

A. Designation.

Critical Aquifer Recharge Areas (CARAs) are areas with a critical recharging effect on aquifers used for potable water, including areas vulnerable to contamination or that contribute significantly to groundwater recharge. The best available science cannot locate a CARA within the city limits of Medical Lake. However, the City will treat all land within its limits as having the potential for being a CARA.

B. Performance Standards.

All land within the city is subject to the following standards:

1. Development and land use activities shall be designed and conducted to prevent degradation of groundwater quality and maintain groundwater recharge functions.
2. Activities involving hazardous substances shall incorporate best management practices and containment measures sufficient to prevent release into groundwater.
3. New underground storage tanks shall comply with all applicable federal and state regulations.
4. Stormwater infiltration facilities shall be designed in accordance with current Washington State Department of Ecology stormwater regulations and manuals.
5. The following activities shall be prohibited unless the applicant demonstrates through a Critical Areas Report that no significant risk to groundwater quality exists:

    a. Landfills, waste transfer facilities, and hazardous waste treatment facilities;

    b. Disposal or injection of hazardous substances into the ground;

    c. Storage of hazardous materials without secondary containment; and

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17.10.085 – Geologically Hazardous Areas

A. Designation.

In Medical Lake, Geologically Hazardous Areas are those areas susceptible to erosion. Areas considered a geological hazard are those shown on the Medical Lake Geologic Hazards Map and any slope of 30% or greater. This data is based on the

United States Department of Agriculture Natural Resources Conservation Service Soil Survey data.

B. Additional Critical Areas Report Requirements.

In addition to the requirements of Section 17.10.050, any proposal within a Geologically Hazardous Area or its buffer shall submit a geologic hazard report prepared by a qualified professional.

The report shall include:

1. A description of site geology, topography, soils, drainage conditions, and vegetation;
2. Identification and mapping of hazard areas and recommended buffers;
3. An assessment of risk associated with the proposed development;
4. Evaluation of the proposal's effect on slope stability and surrounding properties;
5. Recommendations for construction methods, drainage controls, and erosion prevention measures;
6. Evaluation of potential cumulative impacts;
7. Recommendations for mitigation sufficient to protect public health and safety; and
8. Certification by the qualified professional that the development can be safely constructed if the recommended measures are implemented.

C. Performance Standards.

1. Development shall not create or increase geological hazards on the subject property or neighboring properties.
2. Development shall not increase the threat to public health, safety, or welfare.
3. Alteration of geologically hazardous areas shall be avoided whenever feasible.
4. Where avoidance is not feasible, impacts shall be minimized through site design, construction practices, and mitigation measures.
5. Structures, roads, utilities, and other improvements shall be located outside geologically hazardous areas and buffers whenever feasible.
6. The planning official may require buffers based upon recommendations of the qualified professional and site-specific conditions.

7. The following activities are prohibited unless specifically authorized through an approved geologic hazard report:

   a. Grading that increases slope instability;

   b. Placement of fill on unstable slopes;

   c. Removal of vegetation that contributes significantly to slope stability;

   d. Diversion of surface or groundwater in a manner that increases hazard potential; and

   e. Construction that poses unreasonable risk to life or property.

8. Drainage facilities shall be designed to avoid concentrating runoff onto slopes or hazard areas.

9. Erosion and sediment control measures shall be installed before land-disturbing activities commence and maintained throughout construction.

10. Development within a geologically hazardous area may be approved only when a qualified professional demonstrates that:

    a. The proposal will not increase hazards to the site or adjacent properties;

    b. The proposal will not increase risk to life or property;

    c. Appropriate mitigation measures have been incorporated into the project design; and

    d. The proposal complies with all other applicable provisions of this chapter.

11. The city may require monitoring, maintenance, geotechnical certification, or financial assurance when necessary to ensure long-term protection of public health, safety, and property.