



Low Impact Development and Stormwater Management

Planning Commission Regular Meeting
February 18, 2021

Purpose

- Discuss current administrative changes underway to incorporate Low Impact Development (LID) in all project phases
- Discuss upcoming code amendments to SMC Chapter 13, 20, and 21A to modify the drainage adjustment application process

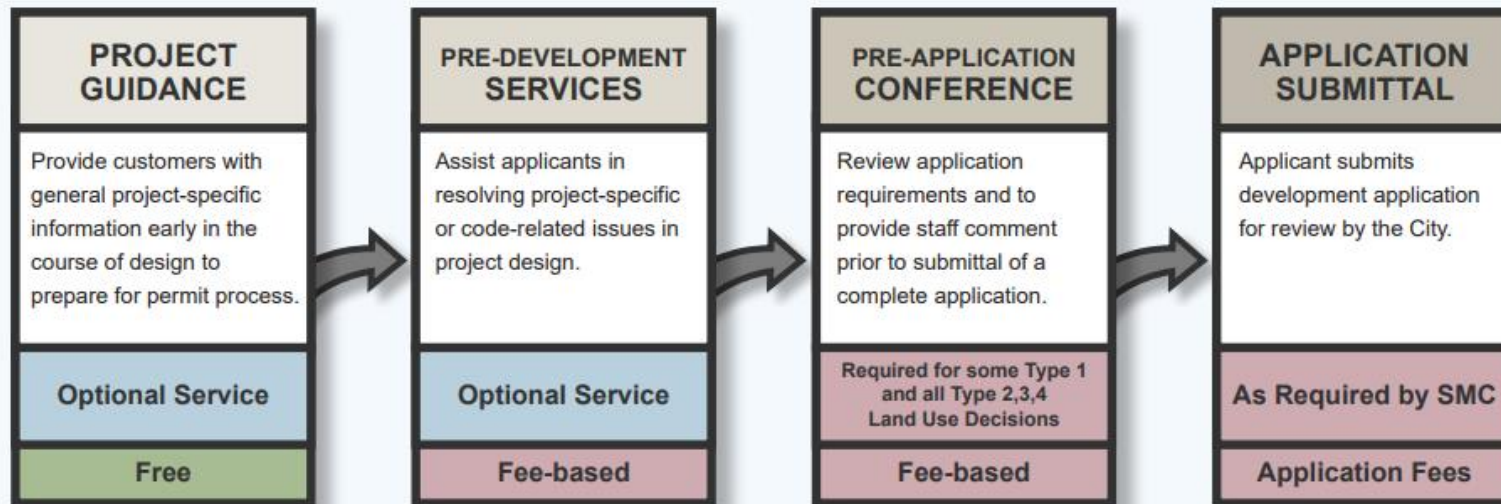
1. LID Changes – Already Underway

This phase of the project is focused on building a better applicant at the point of pre-application through outreach and education including:

1. Promotion of a sustainable site planning mindset.
2. Consideration of existing landscape features.
3. Awareness of existing City rules.
4. Early attentiveness to stormwater manual low impact development requirements.
5. Promoting preservation of community character.

1. LID Changes – Pre-Application Process

PRE-APPLICATION GUIDANCE PROCESS



1. LID Changes – Sustainable Site Planning

Objective: Make sure full consideration is being given to a wide range of options early in the applicant's thought process so less impactful design doesn't come as an afterthought.

How: Intercept property owners, applicants, designers, architects, and engineers early when a project is still an idea and infuse Low Impact Design principles.

1. LID Changes – Consideration of Existing Features

Objective: Treat existing site features as assets and incorporate them into design as opposed to design that results in destruction.

How:

- Require applicants complete a site assessment and map their site's resource opportunities and constraints.
- Design the project to fit the site and take advantage of opportunities while limiting impact due to constraints.

1. LID Changes – Pull Together Existing City Rules

Objective: Demonstrate how disparate regulations work collaboratively towards a common objective – minimizing site impact.

How: Direct applicants to existing City rules. Convey that these are “minimum” standards and that they are meant to be surpassed.

- Tree Retention and Protection
- Critical Area Protection and Enhancement
- Grading Limitations
- Stormwater Design
- Building Height
- Site Access
- Impervious Surface
- Lot Coverage
- Setbacks
- Sewer or Septic Service

1. LID Changes – Early Awareness of Low Impact Development

Objective: Applicants do not claim Low Impact Development is infeasible as a result of afterthought and failure to consider Low Impact Development standards early in the design process.

How: Educate applicants regarding the City's stormwater regulations and prompt consideration of Low Impact Development with site design.

1. LID Changes – Promote Preservation of Community Character

Objective: Change cultural practices around site design and construction.

How:

- Demonstrate that alternative methods of construction are feasible.
- Provide educational resources to applicants.

1. LID Changes – Feedback/Discussion

Comments or Questions?

2. Adding Public Process for Drainage Adjustments

Drainage Adjustment: Request by applicant to vary from a stormwater requirement and propose an alternate system.

- Must propose a compensating and comparable system
- Director has discretion to approve
- Alternate system is evaluated on safety, environmental impact, maintenance, and other factors.

2. Adding Public Process for Drainage Adjustments

Objective: Ensure use of Drainage Adjustments is declared early in the process and does not present an easier path than design that complies with the City's drainage requirements.

How: Amend code to require early declaration for projects where Drainage Adjustments are proposed and deter adjustment requests received late in the process by changes in process.

2. Adding Public Process for Drainage Adjustments

Process and Code Amendment Concept:

- Require declaration of intent to use Drainage Adjustment early in the permit process.
- If need for Drainage Adjustment is not declared early in the permit process (at point of land entitlement – e.g. Preliminary Subdivision), and later identified by applicant as necessary at the point of construction permit, the adjustment will be processed as a Type 2* application requiring public notice, comment, and appeal period.
- This would deter most requests for Drainage Adjustment and would still allow for those with unique or challenging circumstances.

**Requiring a request for Drainage Adjustment be processed as a Type 2 application after completion of the land entitlement process may result in two hearings and requires further legal analysis. This is a concept only at this point.*

2. Adding Public Process for Drainage Adjustments

Comments or Questions?

Next Steps

18 March – Work Session to review draft revisions to the code

06 May – Public Hearing. Vote on a motion to recommend a final draft of the code revisions to the City Council