

Stormwater Code Updates

6/17/2021 - Planning Commission

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Tonight's Meeting Agenda



Staff Presentation

- Questions

Public Hearing

- Public Comment
- City Council
Recommendation

Why We are Here Tonight



- City Council directed staff to make administrative process changes to certain drainage adjustment applications.
- Scrivener error correction striking “interim” once in 20.05.010 and three times in SMC 20.05.020 Land Use Decision Type Table, footnote #4 as it referenced interim comprehensive plan.
- To solve the problem of ensuring neighbors and citizens are informed when a drainage adjustment is being considered.

These changes **ARE**

ADMINISTRATIVE PROCESS CHANGES



These changes **ARE NOT**

SURFACE WATER DESIGN REGULATION CHANGES



Drainage Review Process

- Required by Chapter 13.20 SMC - Surface Water Runoff Regulations for development proposals
- Ensures proposed projects comply with the Surface Water Design Manual and Sammamish Addendum
- Drainage plans reviewed by City Staff during land entitlement process

Drainage Review – Land Entitlement

Large scale entitlements: Preliminary short subdivisions, Subdivisions, Unified Zone Development Plans

- **Type 2 Process**

- Public noticing and comment periods
- Decision by Director
- Appeal to Hearing Examiner

- **Type 3 Process**

- Public noticing, comment periods, and public hearing
- Decision by Hearing Examiner
- Appeal to Superior Court

What is a Drainage Adjustment?

Request by applicant to vary from a core requirement of the Surface Water Design Manual and Sammamish Addendum.



Must propose a compensating and comparable alternative system



Alternate system is evaluated on safety, environmental impact, maintenance, and other factors



Director discretionary decision

Drainage Adjustments Process

Current

- Stand alone process
- Occurs when requested by applicant
- Type 1 decision, there is NO opportunity for Public noticing and comment periods.
- No appeal opportunity

VS.

Proposed

- Occurs during project planning and land entitlement
- Associated with Type 2 or Type 3 decisions, there is opportunity for Public noticing and comment periods
- Appeal opportunity
or
- Type 2 – Stand alone process

Reminder: Problem to Solve

How to ensure neighbors and citizens are informed when a drainage adjustment is being considered.



Draft Code Document

Example Project under Current Process



Staff Recommendation

Move to recommend to City Council the proposed amendments to Chapter 13.20 SMC – Surface Water Runoff Regulations; Chapter 19A.12 SMC – Subdivisions and Short Subdivisions; Chapter 20.05 SMC – Procedures for Land Use Permit Applications, Public Notice, Hearings and Appeals; and Chapter 21B.85 SMC - Development Standards – Interim Stormwater Standards as presented by staff and as described in Exhibit 1.



Questions

Thanks!



Public Hearing

