

Technical Committee Briefing	Briefing Date: 9/16/15	Briefing Time: 10:00
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1. Briefing Title:

Staff Lead/Division	Steve Hitch / NR
Other city departments involved:	Planning / DS
Other agencies involved:	

2. Purpose/Objective / Level of Service Involved

<input checked="" type="checkbox"/> Decision	<input type="checkbox"/> Discussion	<input type="checkbox"/> Status	<input checked="" type="checkbox"/> Information
<ul style="list-style-type: none"> The purpose of this briefing is to inform the technical committee of an existing policy that is not well documented; to confirm this policy; and to request TC approval of the policy in anticipation of an update to the Stormwater Technical Notebook 			

3. Key Issues

Key Issue(s)	Staff Recommendation/Rationale	Decision needed by
<ul style="list-style-type: none"> The amount of impervious area required to be assumed for single-family subdivision projects is buried in the Stormwater Technical Notebook. It is confusing and leads to conflict in review of projects. 	Update the Stormwater Technical Notebook to more clearly define the amount of impervious area required to be assumed for single-family subdivision projects.	9/16/15
<ul style="list-style-type: none"> Some small projects are using accounting gimmicks to try to avoid minimum stormwater requirements. We should not permit this. 	Don't allow developments to place unenforceable notices on title to limit impervious area. Instead, apply the minimums that exist in the Stormwater Notebook.	9/16/15

4. Project Background, Analysis and Alternatives Summary

- For many single-family subdivision projects, developers do not know how much impervious area will be built at the time of home construction during the approval process. To meet that need, the City long ago set a standard that single-family developments shall assume 80% of the maximum allowable impervious area (per Zoning Code) for the developed condition, when sizing stormwater facilities. This appears in Section 2.9.3.2 of the Stormwater Technical Notebook. In addition, the standard has been that the impervious area for single-family developments shall be assumed to be **new impervious**.
- Staff have consistently applied the 2.9.3.2 requirements for small, in-fill development projects, even when those projects claim they know how much impervious area will be built. This is how staff have implemented our code, and the NPDES permit requires that we do not relax that requirement.

- Recently several subdivision projects have been submitted to the City with applicants requesting to define existing structures and driveways on the property as **replaced impervious** surface, which reduces the amount of **new impervious**. In some cases, the reduction of the quantity of **new impervious** is enough to drop the project’s total under the threshold for providing detention. In other cases, developers are proposing to place an unenforceable notice on title to limit impervious area. (We don’t think we can realistically prevent a future homeowner from adding a new patio or sidewalk that increases impervious area above the threshold.)
- Flow control is one of nine Minimum Requirements that are applicable to a project based upon the quantity of **new impervious** area. To treat all single-family developments equally, the “80% of maximum impervious” as the minimum impervious area and classification of all impervious as **new impervious** for establishing stormwater Minimum Requirements should be clearly stated in the City’s Stormwater Technical Notebook.
- For small in-fill development projects, this policy results in small flow control facilities.
- The language of the standards has been challenged because it is buried in the Notebook and we seek to make the requirement clearer for developers and for staff by adding a sentence to Section 2.4.

Proposed Change to Stormwater Technical Notebook

The following paragraph appears in the Stormwater Technical Notebook. The proposed change is highlighted.

2.4 Applicability of the Minimum Requirements

Thresholds

Not all of the Minimum Requirements apply to every development or redevelopment project. The applicability varies depending on the type and size of the project. This section identifies thresholds that determine the applicability of the Minimum Requirements to different projects. The flow charts in Figures 3.2 and 3.3 (from Appendix 1 of the Western Washington Phase II Municipal Stormwater Permit) can be used to determine which of the Minimum Requirements apply. **All single-family developments shall be classified as New Development and their impervious surfaces classified as new impervious. Impervious area shall be equal to at least 80% of the maximum impervious area allowed by the zoning code.** The Minimum Requirements themselves are presented in Section 2.5 **Project proponents shall submit a copy of the flow charts indicating how they determined the Minimum Requirements applicable to their project.**

5. Next Steps and Major Milestones (if known)

Activity	Date
• TC confirms this proposed change is acceptable.	9/16/2015
• TC sign this document to confirm this revision will be implemented in the next Stormwater Notebook update and should be used immediately.	9/30/2015
• This change will be included in the next Stormwater Technical Notebook Update.	12/1/2015

6. Decision Approval

Action
The proposed change shall be adopted, effective immediately.
The proposed change shall be incorporated into the next update to the Stormwater Technical Notebook

Approval Block	Date
 Linda De Boldt, Director, Public Works	10/29/15
 Robert G. Odle, Director, Planning and Community Development	10/29/15