

Single Family development in the No-Disturbance Area

Item 4-15e

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) require that single family homes that create more than 2,000 square feet in impervious surface (total) on an existing lot would be subject to required infiltration or other drainage improvements (e.g. tightline to point below overlay).</p>	<p>Allow single family homes that create more than 2,000 square feet in impervious surface (total) to minimize drainage impacts by complying with the tenants of Low Impact Development (e.g. 65% open space, 10% impervious surface, volume controls on storm discharge)</p>
<p>Desired Result of Amendment: Allow for additional impervious surface, in particular on large lots, offset through the use of Low Impact Development, in particular limiting total site impervious surface, providing open space, and installing drainage improvements to limit stormwater volume.</p>	

Amendment Source:

Public comment

Best Available Science Support: Not Supported

Best Available Science Report “Erosion Hazard Areas & Erosion Hazards Near Sensitive Water Bodies” by AMEC Environment & Infrastructure, Inc.

Relevant Information (includes technical papers and/or references):

- East Sammamish Draft EIS, King County Planning & Community Development, July 1992
- East Sammamish Basin and Non Point Action Plan, King County SWM Division, December 1994
- National Pollutant Discharge Eliminate System (NPDES) Phase 2 permit issued by DOE

Affected Code Section(s) (includes duplicative and overlapping sections):

- 21A.50.225 Erosion hazards near sensitive water bodies – Special district overlay
- 21A.110.030 (cross reference)
- 16.15.070 (cross reference)

Public Comment Reference(s):

37, 38, 62, 119, 123, 131, 143, 145, 147, 149, 150, 153-157, 158, 165, 184, 191, 192, 193

Technological Advances (if applicable):

- 2009 King County Surface Water Design Manual
- Low Impact Development Technical Guidance Manual for Puget Sound by PSAT, 2005

Notes:

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Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	n	Implementation	Neutral
<ul style="list-style-type: none"> • Reduced on-site protection of the EHNSWB functions and values (F&V) • Decreased protection of public assets and resources (e.g. streets, water quality) • Increased cumulative impacts to the EHNSWB F&V • Increased potential to restore damaged F&V • Neutral chance of damage to ECA F&V • Increased potential to damage high quality, unique ECA features • Neutral effect on loss of ECA F&V <p>The proposed alternative would provide another method for off-setting increases in impervious surface associated with single family homes. In particular, single family homes that result in less than 10% of the total site impervious surface, provide 65% open space, and control stormwater volumes, will have additional options. The control of stormwater volumes will reduce impacts to erosion problems, although some additional development in the no-disturbance area may occur that would otherwise not occur.</p>		<ul style="list-style-type: none"> • Neutral chance on unintended consequences • Neutral effect on ability for consistent, efficient implementation by the staff • Neutral effect on likelihood of support/approval by other agencies • Neutral effect on mitigation and monitoring <p>The proposed amendment would allow for additional types of stormwater control approaches (i.e. use of Low Impact Development) for the construction of single family homes and associated improvements. The amendment is not expected to have an effect on implementation by the city staff, nor does the city expect the amendment to affect the likelihood of support / approval from agencies.</p>	
Property	P	Overall Effect	
<ul style="list-style-type: none"> • Increased flexibility and options for property owner's use of property • Neutral effect on predictability for permit applicants and neighbors • Increased recognition of site improvements and existing uses in standards • More expensive / more time <p>The proposed amendment will allow for additional site impervious surface associated with single family homes, which increases options and flexibility for property owners. Review of development proposals and Low Impact Development designs will increase development costs and will increase development review times.</p>		<h2>Positive</h2>	