

Development in the No-Disturbance Area Item 4-15

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Allow development, and specifically subdivision of property in the no-disturbance area, contained within the Erosion Hazard near Sensitive Water Body overlay.</p> <p>Incorporate appropriate stormwater controls into any allowed development, including:</p> <ul style="list-style-type: none"> • Required phasing of development • Firm seasonal clearing / grading limits with close out plan • Limit on overall area of an opened up site • Install permanent storm facilities at the onset • Tightline / direct discharge requirement • NPDES / 2009 KCSWDM as standard • Site specific analysis of drainage controls • Adaptive site management • Mandatory peer review
<p>Desired Result of Amendment: Allow for development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques.</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) (incudes 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

Technological Advances (if applicable):

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

Notes:

Evaluation Form

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	N	Implementation	n
<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 • Neutral potential to restore damaged F&V • Neutral chance of damage to ECA F&V • Neutral potential to damage high quality, unique ECA features • Neutral effect on loss of ECA F&V <p>The proposed amendment will allow for additional development in the no-disturbance area of the EHNSWB overlay, which will allow for site impacts that would not otherwise occur, though these impacts can be largely controlled through the use of appropriate erosion / sediment control. The risk to water quality in Lake Sammamish significantly increases however, as large erosion events that were otherwise prevented, may now occur. Development in the no-disturbance area is also expected to exacerbate cumulative water quality impacts to Lake Sammamish.</p>		<ul style="list-style-type: none"> • Greater chance for unintended consequences • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Less effective mitigation, harder to monitor <p>The amendment would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies. Implementing adaptive site management and effective erosion and sediment control measures will make overall site monitoring and mitigation harder to enforce given current resources.</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 types development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		<h2>Negative</h2>	

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Allow development, and specifically subdivision of property in the no-disturbance area, contained within the Erosion Hazard near Sensitive Water Body overlay.</p> <p>Incorporate appropriate stormwater controls into any allowed development, including:</p> <ul style="list-style-type: none"> • Required phasing of development • Firm seasonal clearing / grading limits with close out plan • Limit on overall area of an opened up site • Install permanent storm facilities at the onset • Tightline / direct discharge requirement • NPDES / 2009 KCSWDM as standard • Site specific analysis of drainage controls • Adaptive site management • Mandatory peer review
<p><u>Desired Result of Amendment:</u> Allow for development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques.</p>	

Amendment Source:

Public comment

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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:

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	N	Implementation	n
<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 • Neutral potential to restore damaged F&V • Neutral chance of damage to ECA F&V • Neutral potential to damage high quality, unique ECA features • Neutral effect on loss of ECA F&V <p>The proposed amendment will allow for additional development in the no-disturbance area of the EHNSWB overlay, which will allow for site impacts that would not otherwise occur, though these impacts can be largely controlled through the use of appropriate erosion / sediment control. The risk to water quality in Lake Sammamish significantly increases however, as large erosion events that were otherwise prevented, may now occur. Development in the no-disturbance area is also expected to exacerbate cumulative water quality impacts to Lake Sammamish.</p>		<ul style="list-style-type: none"> • Greater chance for unintended consequences • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Less effective mitigation, harder to monitor <p>The amendment would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies. Implementing adaptive site management and effective erosion and sediment control measures will make overall site monitoring and mitigation harder to enforce given current resources.</p>	
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<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 types development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		<h2>Negative</h2>	

Pilot Program allowing Development in the No-Disturbance Area

Item 4-15c

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Allow development <u>through a pilot program</u>, and specifically subdivision of property in the no-disturbance area, contained within the Erosion Hazard near Sensitive Water Body overlay. Incorporate appropriate stormwater controls into any allowed development, including:</p> <ul style="list-style-type: none"> • Required phasing of development • Firm seasonal clearing / grading limits with close out plan • Limit on overall area of an opened up site • Install permanent storm facilities at the onset • Tightline / direct discharge requirement • NPDES / 2009 KCSWDM as standard • Site specific analysis of drainage controls • Adaptive site management • Mandatory peer review
<p><u>Desired Result of Amendment:</u> Allow for development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques.</p>	

Amendment Source:

Public comment

Best Available Science Support: Not Supported

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

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Notes:

Pilot Program allowing Development in the No-Disturbance Area

Item 4-15c

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Environmental	n N	Implementation	n 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 • Neutral potential to restore damaged F&V • Neutral chance of damage to ECA F&V • Neutral potential to damage high quality, unique ECA features • Neutral effect on loss of ECA F&V <p>The proposed amendment <u>pilot program</u> will allow for <u>limited</u> additional development in the no-disturbance area of the EHNSWB overlay, which will allow for site impacts that would not otherwise occur, though these impacts can be largely controlled through the use of appropriate erosion / sediment control. The risk to water quality in Lake Sammamish significantly increases however, as large erosion events that were otherwise prevented, may now occur. <u>The risk is offset by the limited nature of the pilot program, along with the proposed controls on development. Limited development in the no-disturbance area is also expected to may</u> exacerbate cumulative water quality impacts to Lake Sammamish.</p>		<ul style="list-style-type: none"> • Greater <u>Limited</u> chance for unintended consequences <u>in the pilot program</u> • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Less effective mitigation, harder to monitor <u>Allows for the evaluation of effectiveness of the mitigation and monitoring</u> <p>The amendment <u>to create a pilot program</u> would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies, <u>although the pilot program may reduce concerns. The pilot program will allow for evaluation of the effectiveness of implementing adaptive site management and effective erosion and sediment control measures will make overall site monitoring and mitigation harder to enforce given current resources.</u></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 types development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		<h2>Negative <u>Positive</u></h2>	

Pilot Program allowing Development in the No-Disturbance Area

Item 4-15d

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Allow development through a pilot program, specifically subdivision of property in the no-disturbance area contained within the Erosion Hazard near Sensitive Water Body overlay. Require additional stormwater controls for allowed development, including:</p> <ul style="list-style-type: none"> • Required construction phasing of development • Firm seasonal clearing / grading limits with close out plan • Limit on overall area of an opened up site • Install permanent storm facilities at the onset • NPDES / 2009 KCSWDM as standard • Site specific analysis of drainage controls • Adaptive site management • Mandatory peer review • Tightline / direct discharge requirement OR Low Impact Development techniques (e.g. 65% open space, 10% impervious surface, volume controls on storm discharge)
<p>Desired Result of Amendment: Allow for development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques. This alternative would allow projects that can tightline directly to Lake Sammamish or projects designed consistent with the tenants of Low Impact development.</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:

Pilot Program allowing Development in the No-Disturbance Area

Item 4-15d

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 • Neutral potential to restore damaged F&V • Increase chance of damage to ECA F&V, risk managed through pilot program • Increased potential to damage high quality, unique ECA features, risk managed through pilot program • Neutral effect on loss of ECA F&V <p>The proposed pilot program will allow for limited additional development in the no-disturbance area of the EHNSWB overlay, which will allow for site impacts that would not otherwise occur, though these impacts would be largely controlled through the use of appropriate erosion / sediment control. The risk to water quality in Lake Sammamish increases however, as erosion events that were otherwise prevented, may now occur. The risk is offset by the limited nature of the pilot program, along with the proposed controls on development. Limited development in the no-disturbance area may exacerbate cumulative water quality impacts to Lake Sammamish.</p>		<ul style="list-style-type: none"> • Limited chance for unintended consequences in the pilot program • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Allows for the evaluation of effectiveness of the mitigation and monitoring <p>The amendment to create a pilot program would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies, although the pilot program may reduce concerns. The pilot program will allow for evaluation of the effectiveness of implementing adaptive site management and effective erosion and sediment control measures.</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 types of development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		<h2>Positive</h2>	

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 the erosion hazard).</p>	<p>Allow single family homes that create more than 2,000 square feet of 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
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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:

Single Family development in the No-Disturbance Area

Item 4-15e

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) • Small decreased protection of public assets and resources (e.g. streets, water quality) • Increased cumulative impacts to the EHNSWB F&V • Neutral potential to restore damaged F&V • Small increased chance of damage to ECA F&V • Small 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 modest 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 related to erosion, although some additional development in the no-disturbance area may occur.</p>		<ul style="list-style-type: none"> • Neutral chance of 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, and it is not expected to affect 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 may increase development costs and development review times.</p>		<h2>Positive</h2>	

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):

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Public Comment Reference(s):

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Technological Advances (if applicable):

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Notes:

Single Family development in the No-Disturbance Area

Item 4-15e

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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>	

Pilot Program allowing Development in the No-Disturbance Area (Osgood proposal)

Item 4-15f

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Modify alternative policy item 4-15d to allow for additional projects in the no-disturbance area to qualify for development under the pilot program. Projects that would qualify under this alternative would incorporate the following design features:</p> <ul style="list-style-type: none"> • Site area of less than 5 acres • Stormwater facilities shall remove 60% phosphorous^e • Connection to an existing manmade conveyance to Lake Sammamish (e.g. armored ditch) • Require level 3 flow control on all projects • Limit individual site impervious surface to 50% • Minimum of 15% open space (in addition to required recreation space) • Evaluation of the existing downstream manmade conveyance system • Revegetation of all open space • <u>15% of each lot shall contain drought resistant/tolerant plantings</u> • <u>Rainwater Harvesting</u>

Desired Result of Amendment:

Allow for additional development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques. This alternative would allow projects that can connect to existing manmade conveyance systems as described above to develop, in addition to projects that can tightline directly to Lake Sammamish and projects designed consistent with the tenants of Low Impact development.

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.

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Notes:

Evaluation Form – Planning Commission Version

Pilot Program allowing Development in the No-Disturbance Area (Osgood proposal)

Item 4-15f

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	nN	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) • Slightly increasedIncreased cumulative impacts to the EHNSWB F&V • Neutral potential to restore damaged F&V • IncreasedSlightly increased chance of damage to ECA F&V • Neutral potential to damage high quality, unique ECA features • IncreasedSlightly increased effect on loss of ECA F&V <p>The proposed modification to the proposed pilot program alternative (identified as item 4-15d) would allow for additional development on projects that connect to existing manmade conveyances.</p> <p>The proposed modification exceeds existing development regulations by using methods, including the incorporation of LID techniques, to improve water quality and somewhat decrease the volume and flow of stormwater discharge. The proposed approaches to offset potential development impacts associated with the additional developments are largely either already required by the 2009 KCSWDM, would be otherwise required by other regulations, would result in an increase in phosphorous discharge, or do not appear to increase protection.</p>		<ul style="list-style-type: none"> • Limited chance for unintended consequences in the pilot program • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Allows for the evaluation of effectiveness of the mitigation and monitoring <p>The amendment to create a pilot program would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies, although the pilot program may reduce concerns. The pilot program will allow for evaluation of the effectiveness of implementing adaptive site management and effective erosion and sediment control measures.</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 types development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		Negative<u>Positive</u>	

Evaluation Form – Planning Commission Version

Pilot Program allowing Development in the No-Disturbance Area (Osgood proposal)

Item 4-15f

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Modify alternative policy item 4-15d to allow for additional projects in the no-disturbance area to qualify for development under the pilot program. Projects that would qualify under this alternative would incorporate the following design features:</p> <ul style="list-style-type: none"> • Site area of less than 5 acres • Stormwater facilities shall remove 60% phosphorous • Connection to an existing manmade conveyance to Lake Sammamish (e.g. armored ditch) • Require level 3 flow control on all projects • Limit individual site impervious surface to 50% • Minimum of 15% open space (in addition to required recreation space) • Evaluation of the existing downstream manmade conveyance system • Revegetation of all open space • 15% of each lot shall contain drought resistant/tolerant plantings
<p>Desired Result of Amendment: Allow for additional development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques. This alternative would allow projects that can connect to existing manmade conveyance systems as described above to develop, in addition to projects that can tightline directly to Lake Sammamish and projects designed consistent with the tenants of Low Impact development.</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:

Pilot Program allowing Development in the No-Disturbance Area (Osgood proposal)

Item 4-15f

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 • Neutral potential to restore damaged F&V • Increased chance of damage to ECA F&V • Neutral potential to damage high quality, unique ECA features • Increased effect on loss of ECA F&V <p>The proposed modification to the proposed pilot program alternative (identified as item 4-15d) would allow for additional development on projects that connect to existing manmade conveyances. The proposed approaches to offset potential development impacts associated with the additional developments are largely either already required by the 2009 KCSWDM, would be otherwise required by other regulations, would result in an increase in phosphorous discharge, or do not appear to increase protection.</p>		<ul style="list-style-type: none"> • Limited chance for unintended consequences in the pilot program • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Allows for the evaluation of effectiveness of the mitigation and monitoring <p>The amendment to create a pilot program would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies, although the pilot program may reduce concerns. The pilot program will allow for evaluation of the effectiveness of implementing adaptive site management and effective erosion and sediment control measures.</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 types development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		<h2>Negative</h2>	

Pilot Program allowing Development in the No-Disturbance Area (Carson proposal)

Item 4-15g

Existing Regulation(s)	Proposed Amendment & Description
<p>The existing regulations (SMC 21A.50.225) prohibit development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body (ENSWB) overlay except for:</p> <ul style="list-style-type: none"> • Single family homes on pre-existing lots • Utility improvements in public right of way • Street construction to access existing property • Public park facilities. 	<p>Modify alternative policy item 4-15d to allow for additional projects in the no-disturbance area to qualify for development under the pilot program.</p> <ul style="list-style-type: none"> • Increase the number of projects to 3 plats that can tightline, 3 plats that can be developed otherwise (e.g. LID approach), and 3 short plats • Control post-development phosphorous at 60%
<p>Desired Result of Amendment: Allow for additional development within the no-disturbance area of the Erosion Hazard near Sensitive Water Body overlay; in particular for properties that can incorporate direct discharge into the Lake. Manage risk of large erosion / sediment loads into Lake Sammamish through the use of various site development management techniques. This alternative would increase the total number of projects that could be built under the pilot program from 6 to 9, and add a post-development phosphorous control standard.</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:

Pilot Program allowing Development in the No-Disturbance Area (Carson proposal)

Item 4-15g

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 • Neutral potential to restore damaged F&V • Increased chance of damage to ECA F&V • Neutral potential to damage high quality, unique ECA features • Increased effect on loss of ECA F&V <p>The proposed modification to the proposed pilot program alternative (identified as item 4-15d) would allow for three additional development projects, while recognizing the differences in approach between a tightline and other approaches. Impacts are further offset by incorporating the 60% phosphorous removal standard for stormwater generated on the site prior to discharge into a conveyance.</p>		<ul style="list-style-type: none"> • Limited chance for unintended consequences in the pilot program • Neutral effect on ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Allows for the evaluation of effectiveness of the mitigation and monitoring <p>The amendment to create a pilot program would allow for development in the no disturbance area with specified controls (or a menu of controls) to be proposed by the applicant and monitored by the city. Adaptive site management would be required to minimize unintended consequences from development. Lake Sammamish is listed as a water quality impaired lake (Clean Water Act - 303(d) listing), consequently any action by the city that will negatively affect water quality will likely not be supported by other agencies, although the pilot program may reduce concerns. The pilot program will allow for evaluation of the effectiveness of implementing adaptive site management and effective erosion and sediment control measures.</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 types development (i.e. subdivision) where it is currently prohibited in the no disturbance area, which increases options and flexibility for property owners. Review of development proposals, water quality protections, and erosion and sediment control will increase development costs and will increase development review times.</p>		<h2>Positive</h2>	