

Chapter 30.63C - LOW IMPACT DEVELOPMENT

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30.63C.010 - Low Impact Development Guidance Manual for Puget Sound adopted.

The 2005 Edition of the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound ("LID Guidance Manual"), as amended, is adopted as the low impact development guidance manual for development within Snohomish County.

(Added Ord. 06-044, § 3 (part), June 28, 2006, Eff date July 16, 2006).

30.63C.020 - Applicability.

This chapter applies to all development applications designed to use low impact development techniques as alternatives to or in conjunction with conventional stormwater techniques.

(Added Ord. 06-044, § 3 (part), June 28, 2006, Eff date July 16, 2006).

30.63C.025 - Use of LID in Little Bear Creek Watershed—Required.

(1)

New development, excluding single-family residential building permits, proposed within any portion of a Southwest UGA expansion area approved on or after December 20, 2006, that is located in the Little Bear Creek Watershed shall, when site conditions allow, use low impact development techniques to meet stormwater management standards instead of conventional methods identified in chapter 30.63A SCC. When site conditions prevent exclusive use of approved LID techniques, conventional stormwater management techniques contained within chapter 30.63A SCC may be used in conjunction with feasible LID techniques. LID techniques submitted for approval under this section shall be consistent with the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound.

(2)

Applications submitted pursuant to this section shall be processed in accordance with the provisions of this chapter.

(3)

The department shall maintain copies of the Little Bear Creek Watershed map adopted by the county council for use in determining whether an application is subject to the requirements of this section.

(Added Ord. 06-115, § 2, Dec. 20, 2006, Eff date Jan. 19, 2007).

30.63C.030 - Low impact development review process.

(1)

Any project applicant excluding single-family residential building permits using the stormwater management techniques in the LID Guidance Manual will be required to participate in a pre-application submittal meeting and will submit all necessary project applications and required documentation pursuant to county code. Project applications shall comply with applicable provisions of the county code and may request deviations from certain code provisions pursuant to SCC 30.63C.040 and SCC 30.63C.050.

(2)

Modifications and deviations from requirements of the county code and the EDDS authorized pursuant to this chapter shall be approved by the director if it is determined that the requested modification or deviation is consistent with the LID Guidance Manual. The director shall retain administrative authority over the request. The director's decision shall be final and not subject to appeal to the hearing examiner. Deviations from the EDDS may only be granted if the applicant can demonstrate that adequate fire safety and adequate access will be provided.

- (3) As a condition of approval for applications under this chapter, the county may require adoption of covenants and restrictions and the granting of necessary easements to preserve and maintain the LID improvements.
- (4) Applicants who are vested at the time of adoption of the ordinance codified in this chapter may request the use of the provisions of this chapter without losing their vested rights.
(Added Ord. 06-044, § 3 (part), June 28, 2006, Eff date July 16, 2006).

30.63C.040 - Modifications from Snohomish County Code.

- (1) To meet the purposes of the LID Guidance Manual, an applicant may request modifications from the provisions of the following SCC chapters:
- (a) Chapter 30.23 SCC, General development standards - bulk regulations;
 - (b) Chapter 30.42B SCC, Planned residential developments;
 - (c) Chapter 30.52A SCC, Construction code;
 - (d) Chapter 30.63A SCC, Drainage;
 - (e) Chapter 30.63B SCC, Grading; and
 - (f) Chapter 30.24—General Development Standards—Access and Roads.
- (2) Modifications pursuant to SCC 30.63C.040(1) may be granted based upon the following criteria:
- (a) The change is consistent with and furthers the purposes of the LID Guidance Manual;
 - (b) The change does not result in significant adverse environmental impacts;
 - (c) The change does not threaten public health, safety, or welfare;
 - (d) The change is consistent with generally accepted engineering and design criteria, as provided in this chapter;
 - (e) The change promotes one or more of the following:
 - (i) innovative site design furthering the purposes of the program,
 - (ii) increased on-site stormwater retention using a variety of vegetation and landscape conditions,
 - (iii) retention or redevelopment of original natural habitat conditions over a significant portion of the site,
 - (iv) improved on-site water quality beyond that required by current applicable regulations; or
 - (v) retention or re-creation of pre-development and/or natural hydrologic conditions, and retention or re-creation of forested watershed conditions; and
 - (f) The change does not conflict with chapters 30.62, 30.62A, 30.62B, 30.62C, 30.64 and 30.65 SCC.
- (3) Requests for modifications from Snohomish County Code and any deviation required from the EDDS shall be submitted under one proposal as a comprehensive site analysis.
- (4) Applicants will be required to list and document justification for each requested code modification and deviation required from the EDDS.
(Added Ord. 06-044, § 3 (part), June 28, 2006; Amended Ord. 06-061, § 42, Aug. 1, 2007, Eff date Oct. 1, 2007).

30.63C.050 - Deviation from the EDDS.

Approval of deviations will be based on a finding by the director that the deviation will not be detrimental to the public health, safety, and welfare, and will meet the provisions and criteria in SCC 30.63C.040. Projects may be granted deviations from the EDDS only if the applicant can demonstrate adequate fire safety and access are provided.

Deviations from the EDDS may be approved by the director to allow for:

- (1) The flexibility necessary to accomplish LID innovations;
- (2) To allow greater compatibility with natural site conditions and restraints;
- (3) To reduce impervious surfaces and reduce drainage discharge offsite; or
- (4) To otherwise further the purposes of meeting the LID Guidance Manual.

(Added Ord. 06-044, § 3 (part), June 28, 2006, Eff date July 16, 2006).

30.63C.060 - Hydrologic modeling parameters.

Hydrologic modeling for the design of LID measures described in the LID Guidance Manual shall be performed in accordance with the requirements of the LID Guidance Manual and associated hydrologic modeling or design criteria found in the Department of Ecology's 2005 Stormwater Management Manual for Western Washington.

(Added Ord. 06-044, § 3 (part), June 28, 2006, Eff date July 16, 2006).