PROJECT MEMO

TO:	Tawni Dalziel, City of Sammamish	**DATE:**	February 28, 2017
FROM:	Brittany Port, AICP and Wayne E. Carlson, AICP, LEED AP	**PROJECT NO.:**	2160535.30
		PROJECT NAME:	Sammamish LID Code Updates

SUBJECT: Project Summary Memorandum

INTRODUCTION

This memorandum is intended to be submitted with the City of Sammamish's NPDES Annual Report to summarize the City's compliance with Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) that requires the integration of low impact development (LID) best management practices into local codes and enforceable standards.[1]

This memorandum that summarizes the intent of the project, staff outreach, the code and standards review process, the codes and standards revision and public outreach process, and the nature of the amendments that were adopted.

INTENT OF THE PROJECT

At the request of the City of Sammamish, AHBL staff reviewed the Sammamish Municipal Code (SMC) as well as the City's other relevant enforceable documents and standards, for compliance with Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit).[2] The Permit requires that the City evaluate its development codes and standards to identify impediments to making low impact development (LID) the preferred and commonly used approach to stormwater management. In addition, Special Condition S5.C.4.f.i. of the Permit requires that the City demonstrate that its development code and standards "…minimize[s] impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations."

Because the Permit does not establish specific thresholds or standards that the City must meet for minimizing impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations, City staff hired AHBL to help them address Special Condition S5.5.4.f. of the Permit. Throughout the update process, AHBL staff relied on their professional judgement and experience in using and reviewing development codes and standards for jurisdictions throughout Western Washington to make their recommendations.

STAFF OUTREACH AND CODE AND STANDARDS REVIEW PROCESS

Throughout the process, AHBL staff worked with Tawni Dalziel, Senior Stormwater Program Manager, Lisa Werre, Stormwater Technician, and Cheryl Paston, Deputy Director of Public Works.

Kick-Off

Working with Tawni, AHBL staff facilitated a kick-off meeting on July 21, 2016, for City staff who were directly involved in the code and policy review process. AHBL staff presented an overview of the Permit requirements and discussed with staff preliminary code topics the Project team may explore as potential code amendments.

[1] The text of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) is found in Attachment I of this memorandum.
[2] The text of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) is found in Attachment I of this memorandum.

Gap/Opportunity Analysis

City staff made available copies of its codes, policies, and standards listed in Attachment II of this memorandum. AHBL staff then prepared an analysis that examined gaps or opportunities related to how well those codes, policies, and standards met the intent of Special Condition S5.C.4.f. of the Permit. The gap/opportunity analysis identified potential barriers and conflicts in the City's codes and standards that could inhibit the use of LID practices, where the City's codes and standards met the intent of the Permit, and where amendments may be needed to satisfy the Permit.

AHBL staff found that the City's codes and standards were generally supportive of the objectives of Special Condition S5.C.4.f of the Permit as evidenced by the City's Low Impact Development Chapter (SMC 21A.85) as well as capital projects to retrofit existing City streets to incorporate bioretention swales and rain gardens. Nonetheless, opportunities were identified to within the City's Surface Water Management Code, Clearing and Grading Code and Development Code to further address the requirements in Special Condition S5.C.4.f. related to the following:

- Adoption of the 2016 King County Surface Water Design Manual (SWDM) and Local Addendum.
- Amendments to SMC 21A.85 to make the code more attractive to developers by offering a graduated point scale for partial implementation that can help to earn incentives more quickly.
- Amendments to technical terms and definitions to be consistent with the Permit and the SWDM.
- Amendments to landscaping requirements to allow the use of vegetation-based LID facilities within required landscaping or open space.
- Design requirements for stormwater ponds that earn credit for the space as on-site recreation.
- Amendments to allow off-street parking to be constructed with permeable pavement without requiring Director approval if constructed to the specifications in the SWDM.

Technical Stakeholder Committee

As part of the next phase of the project, the City identified key external stakeholders to be included in a Technical Stakeholder Committee (TSC) to discuss the preliminary findings from the opportunity analysis and review draft code language and proposals. AHBL staff worked with City staff to schedule and facilitate three TSC meetings between August and September 2016. The TSC was comprised of the following stakeholders who met at the City Hall:

- Maher Joudi (DR Strong)
- Bill Way (Formerly the Watershed Company)
- Pauline Cantor (Sammamish Friends)
- Sharon Steinbis (Sammamish Stormwater Stewards)
- Geoff Tamble (The Blueline Group)
- Lafe Hermansen (Core Design Inc.)
- Sheri Murata (Core Design Inc.)
- Jeff Peterson (Toll Brothers)
- Ilene Stahl (Save Lake Sammamish)
- Nathan Chapman (Novelty Homes)
- Glen Maurer (Murray Franklin)
- Todd Levitt (Murray Franklin)
- Erik Andersen (Aspect Consulting)

At the TSC meetings, the Committee discussed the draft Surface Water Design Manual and SMC topics related to aesthetics /design criteria for stormwater ponds, credits for stormwater tracts that meet aesthetic criteria to count towards their on-site recreation space requirement, and incentives for LID site planning principles. Relating to credits for stormwater ponds, the group seemed to come to a consensus that credit should be provided for stormwater tracts that meet some additional design criteria (such as trails, etc.) to count as on-site recreation.

There was also a desire to design aesthetically pleasing ponds, but to provide some flexibility so that the criteria are not so rigid, and as long as the intent of the design criteria are met, the requirement could be satisfied. The Committee determined that there is a desire to have stormwater managed in ponds, instead of vaults, and care needs to be taken so that the criteria are not so difficult/expensive to meet that it pushes developers into using vaults.

The Committee discussed SMC 21A.85 (Low Impact Development), and what techniques, if any, should be preserved if this chapter is to be retained. Under 21A.85, points are awarded for the use of LID techniques, however these points can be difficult to accumulate as it is either an "all or nothing" approach. If the applicant retains 50% of the significant trees on site, they can earn technique points that they can use for incentives such as bonus density. If they retain 25% of the significant trees on site, though, they earn no points, diminishing the motivation to use good LID site planning techniques in the City. The Committee discussed having graduated points for when you earn technique points, so that if you retain 25% of the significant trees on site, you get half the points available for retaining 50%, not zero.

The feedback of the TSC, comprised of members who represent a wide range of interests in the City as it relates to stormwater, was instrumental to the drafting of the City's SWDM Addendum and LID code amendments, and helped to build public support as the project proceeded to the adoption phase.

Open Houses

AHBL assisted City staff in facilitating two open houses relating to the LID code amendment project, the adoption of the 2016 King County Surface Water Design Manual and local addendum, and the Stormwater Comprehensive Plan. City staff coordinated the open houses to coincide with the weekly farmers market, and turnout was very high, with approximately 50-60 members of the public attending the first open house and 20-30 members of the public attending the second open house.

CODE AND STANDARDS REVISIONS AND PUBLIC OUTREACH PROCESS

Code and Standards Revisions

Based on the results of the TSC meetings and the open houses as well as staff review of the opportunity analysis, AHBL staff finalized the opportunity analysis and started drafting amendments to City codes and standards. AHBL staff looked at how other neighboring cities addressed Permit requirements and developed drafts of code amendments that address the Permit requirements while being specific to the unique conditions and characteristics of the City of Sammamish. These drafts utilized underlined and stricken code language for recommended amendments to the City of Sammamish's codes, policies, and enforceable standards.

After several iterations of draft code amendments were reviewed internally by City staff and externally by the TSC, a final draft version was prepared for consideration by the City of Sammamish Planning Commission.

Public Review and Comment

Stakeholder involvement is an important element for the successful preparation of amendments to the City's codes and standards to facilitate the use of LID principles and BMPs. AHBL prepared public engagement materials such as boards, PowerPoint presentations and other educational collateral that were used during the public participation events such as the open houses. Some of the boards were informational, others were used as tools for soliciting public feedback. At the open houses, AHBL and City staff solicited feedback on comment cards and through dot exercises.

Certain interest groups were also targeted for feedback including environmental advocacy groups, stormwater designers, developers, and homebuilders. AHBL and City staff presented the code amendment proposals to representatives of these groups within the Technical Stakeholder Committee for feedback. While consensus was not always achieved on every issue, largely the group was happy with the draft code amendments as presented.

ADOPTION PHASE

Adoption of the LID code amendments as well as the 2016 King County Surface Water Design Manual and Sammamish Addendum began in September, 2016 and culminated with adoption on December 13, 2016. The following summarizes the study sessions and public hearings before the Planning Commission and City Council related to Ordinances No. 2016-428 and 2016-429:

- September 1, 2016: the Planning Commission held a study session to consider adopting the 2016 KCSWDM and Sammamish addendum as well as proposed code amendments to Title 13 of the SMC.
- September 15, 2016: the Planning Commission held a public hearing on the adoption of the 2016 KCSWDM and Sammamish addendum and held a study session on the LID code amendments to SMC 21A.85.
- October 6, 2016: the Planning Commission held a public hearing on the adoption of the 2016 KCSWDM and Sammamish addendum.
- October 20, 2016: the Planning Commission held a study session on the LID code amendments to SMC 16.15, 21A.15, 21A.25, 21A.30, 21A.35, 21A.40, 21A.85, 21B.15, 21B.25, 21B.30, 21B.35 and 21B.85.
- October 27, 2016: the Planning Commission held a public hearing on the LID code amendments to SMC 16.15, 21A.15, 21A.25, 21A.30, 21A.35, 21A.40, 21A.85, 21B.15, 21B.25, 21B.30, 21B.35 and 21B.85
- October 27, 2016: Pursuant to the Washington State Growth Management Act, city staff issued a notice of intent to adopt land use code amendments and transmitted the proposed code amendments to the Washington State Department of Commerce (Commerce) requesting expedited review. Commerce granted the expedited review on November 7, 2016.
- November 9, 2016: City staff issued a Determination of Non-Significance under the State Environmental Policy Act (SEPA).
- December 6, 2016: City Council held a public hearing and study session on the LID code amendments and adoption of the 2016 KCSWDM and Sammamish addendum. Council provided direction to staff related to proposed revisions to the amendment package.
- December 13, 2016: the City Council adopted the 2016 KCSWDM and Sammamish addendum and proposed code amendments incorporate Low Impact Development principles and best management practices.

ATTACHMENT I – PHASE II PERMIT REQUIREMENTS

From the Western Washington Phase II Municipal Stormwater Permit – August 1, 2013, Modified January 16, 2015:

S5. STORMWATER MANAGEMENT PROGRAM FOR CITIES, TOWNS, AND COUNTIES

[…]

C. The SWMP shall include the components listed below. To the extent allowable under state or federal law, all components are mandatory for city, town or county Permittees covered under this permit.

[…]

4. Controlling Runoff from New Development, Redevelopment and Construction Sites

[…]

f. Low impact development code-related requirements.

i. No later than December 31, 2016, 23 Permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require LID principles and LID BMPs. […]

The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations. Permittees shall conduct a similar review and revision process, and consider the range of issues, outlined in the following document: *Integrating LID into Local Codes: A Guidebook for Local Governments* (Puget Sound Partnership, 2012).

ii. […], each Permittee shall submit a summary of the results of the review and revision process in (i) above with the annual report due no later than March 31, 2017. […]

This summary shall include, at a minimum, a list of the participants (job title, brief job description, and department represented), the codes, rules, standards, and other enforceable documents reviewed, and the revisions made to those documents which incorporate and require LID principles and LID BMPs. The summary shall include existing requirements for LID principles and LID BMPs in development-related codes. The summary shall be organized as follows:

(a) Measures to minimize impervious surfaces;

(b) Measures to minimize loss of native vegetation; and

(c) Other measures to minimize stormwater runoff.

ATTACHMENT II – CITY CODES AND STANDARDS REVIEWED

City of Sammamish Comprehensive Plan policies found in the following Elements:

- Land Use
- Environment & Conservation
- Housing
- Transportation
- Utilities
- Parks
- Capital Facilities
- Shoreline

Sammamish Municipal Code

- Title 13: Surface Water Management
  - Chapter 13.10 Definitions
  - Chapter 13.20 Surface Water Runoff Regulations
- Title 16: Buildings and Construction General Provisions
  - Chapter 16.15 Clearing and Grading
- Title 19A: Land Division
  - Chapter 19A.16 Final Plat and Final Short Plat Maps for Preliminarily Approved Subdivisions and Short Subdivisions
- Title 21A: Development Code
  - Chapter 21A.15 Technical Terms and Land Use Definitions
  - Chapter 21A.25 Development Standards – Density and Dimensions
  - Chapter 21A.30 Development Standards – Design Requirements
  - Chapter 21A.35 Development Standards – Landscaping and Irrigation
  - Chapter 21A.37 Development Standards – Trees
  - Chapter 21A.40 Development Standards – Parking and Circulation
  - Chapter 21A.75 Residential Density Incentives
  - Chapter 21A.85 Low Impact Development
- Title 21B: Town Center Development Code
  - Chapter 21B.15 Technical Terms and Land Use Definitions
  - Chapter 21B.25 Development Standards – Density and Dimensions
  - Chapter 21B.30 Development Standards – Design Requirements
  - Chapter 21B.35 Development Standards – Landscaping and Irrigation
  - Chapter 21B.40 Development Standards – Parking and Circulation
  - Chapter 21B.85 Development Standards – Interim Stormwater Standards

- Title 25: Shoreline Management
  - Chapter 25.06 General Shoreline Regulations
  - Chapter 25.07 Use/Development Regulations
- Public Works Standards
  - Division 1 – Administration - Chapter 4. Permit Submittals
  - Division 2 – Right-of-Way - Chapter 7. General Requirements
  - Division 2 – Right-of-Way - Chapter 10. Access Management
  - Division 2 – Right-of-Way - Chapter 11. Access Design
  - Division 2 – Right-of-Way - Chapter 12. Street Design
  - Division 2 – Right-of-Way - Chapter 14. Non-Motorized Facilities
  - Division 2 – Right-of-Way - Chapter 15. Roadside Features
  - Division 2 – Right-of-Way - Chapter 16. Surface Treatment
  - Division 4 - Construction and Inspection - Chapter 19. Construction
  - Appendix A - Acronyms and Definitions
  - Appendix D - Geotechnical Report Guidelines
  - Appendix F – Right-Of-Way Street Tree List
- Beaver Lake Management Plan
- Bike Trails and Pathways Plan
- East Lake Sammamish Basin Plan
- Inglewood Sub-basin Plan
- Parks Recreation and Open Space Plan
- Stormwater Comprehensive Plan
- Thompson Sub-basin Plan
- Town Center Basin Plan

Jurisdiction: Sammamish

Table 1 – Title 13: Surface Water Management

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
13.10.070 Best management practices.	"Best management practices" or "BMPs" mean the best available and reasonable physical, structural, managerial or behavioral activities, that, when used singly or in combination, eliminate or reduce the contamination of both surface and groundwaters. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Best management practices" or "BMPs" means any schedule of activities, prohibitions of practices, maintenance procedure or ~~the best available and reasonable physical,~~ structural~~,~~ and/or managerial ~~or behavioral activities~~practice approved by King County, that, when used singly or in combination, prevents~~eliminate~~ or reduces the release of pollutants and other adverse impacts ~~contamination of both~~to surface water, stormwater and groundwater~~s~~. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.120 Conveyance system.	"Conveyance system" means the drainage facilities and features, both natural and constructed, that collect, contain and provide for the flow of surface and stormwater from the highest points on the land down to a receiving water. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes and wetlands. The constructed elements of the conveyance system include gutters, ditches, pipes, channels and most flow control and water quality treatment facilities. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Conveyance system" means the drainage facilities and features, both natural and constructed, that ~~collect, contain and provide for the flow of surface and stormwater from the highest points on the land down to a receiving water~~provide for the collection and transport of surface water or stormwater runoff. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes and wetlands. The constructed elements of the conveyance system include gutters, ditches, pipes, catch basins, channels and most flow control and water quality treatment facilities. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.180 Discharge.	"Discharge" means throw, drain, release, dump, spill, empty, emit, or pour forth any matter or to cause or allow matter to flow, run or seep from land or be thrown, drained, released, dumped, spilled, emptied, emitted or poured into water. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Discharge" means runoff, excluding offsite flows, leaving the proposed development through overland flow, built conveyance systems, or infiltration facilities~~throw, drain, release, dump, spill, empty, emit, or pour forth any matter or to cause or allow matter to flow, run or seep from land or be thrown, drained, released, dumped, spilled, emptied, emitted or poured into water~~. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.200 Drainage facility.	"Drainage facility" means a constructed or engineered feature that collects, conveys, stores or treats surface and stormwater runoff. "Drainage facility" includes, but is not limited to, a constructed or engineered stream, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, flow control facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and constructed. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Drainage facility" means a constructed or engineered feature that collects, conveys, stores or treats surface and stormwater runoff. "Drainage facility" includes, but is not limited to, a constructed or engineered stream, lake, wetland, or closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP, water quality facility, erosion and sediment control facility, and any other structure and appurtenance that provides for drainage~~pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, flow control facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and constructed~~. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.210 Drainage review.	"Drainage review" means an evaluation by City staff of a proposed project's compliance with the drainage requirements in the Surface Water Design Manual. The types of drainage review include: small project drainage review, targeted drainage review, full drainage review and large project drainage review. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Drainage review" means an evaluation by City staff of a proposed project's compliance with the drainage requirements in the Surface Water Design Manual. The types of drainage review include: ~~small~~ Simplified Drainage Review, T~~project drainage review, t~~argeted ~~d~~Drainage ~~review~~Review, Directed Drainage Review, ~~full~~ Full ~~drainage~~ Drainage ~~review~~ Review and ~~large~~ Large ~~project~~ Project ~~drainage~~ Drainage ~~review~~Review. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.220 Effective impervious area.	"Effective impervious area" means the portion of actual impervious area that is connected, or has the effect of being connected as defined in the Surface Water Design Manual, directly to the stormwater drainage system via surface flow or discrete conveyances such as pipes, gutters or ditches. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	**13.10.220 Effective impervious ~~area~~surface.** "Those impervious surfaces that are connected via sheet flow or discrete conveyance to a drainage system. Impervious surfaces are considered ineffective if: 1) the runoff is fully dispersed as described in Appendix C of this manual; 2) residential roof runoff is			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				infiltrated in accordance with the full infiltration BMP described in the Surface Water Design Manual; or 3) approved continuous runoff modeling methods indicate that the entire runoff file is infiltrated.~~Effective impervious area" means the portion of actual impervious area that is connected, or has the effect of being connected as defined in the Surface Water Design Manual, directly to the stormwater drainage system via surface flow or discrete conveyances such as pipes, gutters or ditches.~~ (Ord. O2011-304 § 1 (Att. A))			
13.10.270 Flow control best management practice.	"Flow control best management practice" means a method or design for dispersing, infiltrating or otherwise reducing or preventing development-related increases in surface and stormwater runoff at, or near, the sources of those increases. "Flow control best management practice" includes the methods and designs specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Flow control best management practice" means a small scale drainage facility or feature that is part of a development site strategy to use processes such as infiltration, dispersion, storage, evaporation, transpiration, forest retention, and reduced impervious surface footprint to mimic pre-developed hydrology and minimize stormwater runoff.~~means a method or design for dispersing, infiltrating or otherwise reducing or preventing development-related increases in surface and stormwater runoff at, or near, the sources of those increases.~~ "Flow control best management practice" includes the methods and designs specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.300 Full drainage review.	"Full drainage review" means the evaluation required by Chapter 13.20 SMC for any proposed project, unless the project is subject to small project drainage review, targeted drainage review or large project drainage review, that: (1) Would result in 2,000 square feet or more of new impervious surface; (2) Would result in 35,000 square feet or more of new pervious surface; or (3) Is a redevelopment project on one or more parcels where the total of new and replaced impervious surface is 5,000 square feet or more and when the valuation of proposed improvements exceeds 50 percent of the assessed value of the existing site improvements, including interior improvements and excluding required mitigation and frontage improvements. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Full drainage review" means the evaluation required by Chapter 13.20 SMC for any proposed project, unless the project is subject to ~~small~~ simplified ~~project~~ drainage review, targeted drainage review, direct drainage review or large project drainage review, that: (1) Would result in 2,000 square feet or more of new plus replaced impervious surface; or (2) W~~ould result in 7,000 square feet or more of land disturbing activity.ould result in 35,000 square feet or more of new pervious surface; or~~ ~~(3) Is a redevelopment project on one or more parcels where the total of new and replaced impervious surface is 5,000 square feet or more and when the valuation of proposed improvements exceeds 50 percent of the assessed value of the existing site improvements, including interior improvements and excluding required mitigation and frontage improvements. (Ord. O2011-304 § 1 (Att. A))~~			✓
13.10.310 Groundwater.	"Groundwater" means all waters that exist beneath the land surface or beneath the bed of any stream, lake or reservoir or other body of surface water, whatever may be the geological formation or structure in which such water stands or flows, percolates or otherwise moves. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Groundwater" means all waters that exist beneath the land surface or beneath the bed of any ~~stream, lake or reservoir or other body of~~ surface water, ~~whatever may be the geological formation or structure in which such water stands or flows, percolates or otherwise moves~~. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.340 Impervious surface.	"Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open, uncovered flow control facilities shall not be considered as impervious surfaces for the purpose of this chapter. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Impervious surface" means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development (see also "new impervious surface"). Common impervious surfaces include, but are not limited to, roof, walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater. For the purposes of applying the impervious surface thresholds and exemptions contained in the Surface Water Design Manual, permeable pavement, vegetated roofs, and pervious			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				surfaces with underdrains designed to collect stormwater runoff are considered impervious surface while an open uncovered flow control or water quality facility is not . However, for the purposes of computing runoff, uncovered flow control or water quality facilities shall be modeled as impervious surfaces as specified in Chapter 3 of the Surface Water Design Manual.~~means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open, uncovered flow control facilities shall not be considered as impervious surfaces for the purpose of this chapter.~~ (Ord. O2011-304 § 1 (Att. A))			
13.10.360 Land disturbing activity.	"Land disturbing activity" means an activity that results in a change in the existing soil cover, both vegetative and nonvegetative, or to the existing soil topography. "Land disturbing activity" includes, but is not limited to, demolition, construction, clearing, grading, filling, excavation and compaction. "Land disturbing activity" does not include tilling conducted as part of agricultural practices, landscape maintenance or gardening. (Ord. O2011-304 § 1 (Att. A))	No changes/ action taken	No revisions proposed; existing code language is consistent with the Permit and the SWDM.	N/A			✓
13.10.420 Master drainage plan.	"Master drainage plan" means a comprehensive drainage control plan intended to prevent significant adverse impacts to the natural and constructed drainage system, both on and off site. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Master drainage plan" means a comprehensive drainage control plan for projects subject to large project drainage review and intended to prevent significant adverse impacts to surface water and groundwater,~~the natural and constructed drainage system,~~ both on and off site. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.480 New impervious surface.	"New impervious surface" means the creation of a hard or compacted surface such as roofs, pavement, gravel or dirt or the addition of a more compacted surface such as the paving of existing dirt or gravel. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"New impervious surface" means the creation of a hard or compacted surface such as roofs, pavement, gravel or dirt or the addition of a more compacted surface such as the paving of existing dirt or gravel. Permeable pavement and vegetated roofs are considered new impervious surface for purposes of determining whether the thresholds for application of minimum requirements are exceeded, as are lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains designed to collect stormwater runoff. Open, uncovered retention/detention facilities shall not be considered impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling. (Ord. O2011-304 § 1 (Att. A))	✓		✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
13.10.490 New pervious surface.	"New pervious surface" means the conversion of a native vegetated surface or other native surface to a nonnative pervious surface, including, but not limited to, pasture land, grassland, cultivated land, lawn, landscaping or bare soil or any alteration of existing nonnative pervious surface that results in increased surface and stormwater runoff as defined in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))	No changes/ action taken	No revisions proposed; existing code language is consistent with the Permit and the SWDM.	N/A			✓
N/A	N/A	Developed new code	Developed new definition for a pervious surface consistent with the Permit and the SWDM.	**13.10.525 Pervious surface.** "Pervious surface" means any surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, and native vegetation areas. Note for purposes of threshold determination and runoff volume modeling for detention and treatment, vegetated roofs and permeable pavements are to be considered impervious surfaces along with lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains.	✓		✓
13.10.530 Pollution-generating impervious surface.	"Pollution-generating impervious surface" means an impervious surface considered to be a significant source of pollutants in surface and stormwater runoff. "Pollution-generating impervious surface" includes those surfaces subject to vehicular use or storage of erodible or leachable materials, wastes or chemicals and that receive direct rainfall or the run-on or blow-in of rainfall. A covered parking area would be included if runoff from uphill could regularly run through it or if rainfall could regularly blow in and wet the pavement surface. Metal roofs are also considered pollution-generating impervious surfaces unless they are treated to prevent leaching. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Pollution-generating impervious surface" means an impervious surface considered to be a significant source of pollutants in surface and stormwater runoff. "Pollution-generating impervious surface" includes those surfaces subject to vehicular use or storage of erodible or leachable materials, wastes or chemicals and that receive direct rainfall or the run-on or blow-in of rainfall. A covered parking area would be included if runoff from uphill could regularly run through it or if rainfall could regularly blow in and wet the pavement surface. Metal roofs are also considered pollution-generating impervious surfaces unless they are treated to prevent leaching. Pollution-generating impervious surfaces include roofs that are exposed to the venting of significant amounts of dusts, mists, or fumes from manufacturing, commercial, or other indoor activities. They also include vegetated roofs exposed to pesticides, fertilizers, or loss of soil. Lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains that have the pollution generating characteristics described under the "pollution-generating pervious surface" definition are also considered PGIS. (Ord. O2011-304 § 1 (Att. A))			✓
13.10.540 Pollution-generating pervious surface.	"Pollution-generating pervious surface" means a nonimpervious surface considered to be a significant source of pollutants in surface and stormwater runoff. "Pollution-generating pervious surfaces" include surfaces subject to the use of pesticides and fertilizers, to the use or storage of erodible or leachable materials, wastes or chemicals or to the loss of soil. "Pollution-generating pervious surface" includes, but is not limited to, the lawn and landscaped areas of a residential or commercial site, golf course, park sports field and City-standard grassed modular grid pavement. (Ord. O2011-304 § 1 (Att. A))	No changes/ action taken	No revisions proposed; existing code language is consistent with the Permit and the SWDM.	N/A			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
13.10.590 Replaced impervious surface.	"Replaced impervious surface" means an existing impervious surface proposed to be removed and reestablished as impervious surface, excluding impervious surface removed for the sole purpose of installing utilities or performing maintenance. For purposes of this definition, "removed" includes the removal of buildings down to bare soil or the removal of Portland cement concrete slabs or pavement or asphaltic concrete pavement. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	"Replaced impervious surface" means an existing impervious surface proposed to be removed and reestablished as impervious surface, excluding impervious surface removed for the sole purpose of installing utilities or performing maintenance on underground infrastructure. For structures, removed means the removal of buildings down to the foundation. For other impervious surfaces, removed means the removal down to base course or bare soil. It does not include the removal of pavement material through grinding or other surface modification unless the entire layer of PCC or AC is removed. Replaced impervious surface also includes impervious surface that is moved from one location to another on the project site where the following two conditions are met: (A) the area from which the impervious surface is moved from will be restored to the same or better runoff discharge characteristics as the area being covered by the moved impervious surface, and (B) impervious surface at the new location is either designated as non- pollution generating or the pollution generating characteristics remain unchanged compared to that of the original location. ~~For purposes of this definition, "removed" includes the removal of buildings down to bare soil or the removal of Portland cement concrete slabs or pavement or asphaltic concrete pavement.~~ (Ord. O2011-304 § 1 (Att. A))	✓		✓
N/A	N/A	Developed new code	Developed new definition to be consistent with the new stormwater review processes in the SWDM.	**13.10.655 Simplified drainage review.** "Simplified drainage review" means the drainage review for a proposed single family residential project or agricultural project that: results in less than 5,000 square feet of new plus replaced pollution generating impervious surface, results in less than ¾ acre of pollution generating pervious surface, limits target impervious and pervious surface as specified in the Surface Water Design Manual, and meets the simplified drainage requirements specified in Appendix C of the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures, and drainage plan submittal requirements.			✓
13.10.670 Small project drainage review.	"Small project drainage review" means the drainage review for a proposed single-family residential project or agricultural project that: (1) Would result in: (a) Ten thousand square feet or less of total impervious surface added on or after January 8, 2001; or (b) Four percent or less of total impervious surface on a site as specified in the Surface Water Design Manual; and (2) Meets the small project drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures and drainage plan submittal requirement; and (3) Limits new pervious surface as specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))	Deleted existing code	Deleted definition to be consistent with the new stormwater review processes in the SWDM.	~~**13.10.670 Small project drainage review.**~~ ~~"Small project drainage review" means the drainage review for a proposed single-family residential project or agricultural project that:~~ ~~(1) Would result in:~~ ~~(a) Ten thousand square feet or less of total impervious surface added on or after January 8, 2001; or~~ ~~(b) Four percent or less of total impervious surface on a site as specified in the Surface Water Design Manual; and~~ ~~(2) Meets the small project drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures and drainage plan submittal requirement; and~~ ~~(3) Limits new pervious surface as specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))~~			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
13.10.820 Water quality treatment facility.	"Water quality treatment facility" means a drainage facility designed to reduce pollutants once they are already contained in surface and stormwater runoff. Water quality treatment facilities are the structural component of best management practices. When used singly or in combination, water quality treatment facilities reduce the potential for contamination of either surface or groundwaters, or both. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended code to match the definition in the SWDM.	**13.10.820 Water quality ~~treatment~~ facility.** "Water quality ~~treatment~~ facility" means a drainage facility designed to mitigate the impacts of increased pollutants in stormwater runoff generated by site development. A water quality facility uses processes that include but are not limited to settling, filtration, adsorption, and absorption to decrease pollutant concentrations and loadings in stormwater runoff.~~means a drainage facility designed to reduce pollutants once they are already contained in surface and stormwater runoff. Water quality treatment facilities are the structural component of best management practices. When used singly or in combination, water quality treatment facilities reduce the potential for contamination of either surface or groundwaters, or both.~~ (Ord. O2011-304 § 1 (Att. A))			✓
13.20.020 Drainage review – When required – Type.	(1) Drainage review is required when any proposed project is subject to a City of Sammamish development permit or approval and: (a) Would result in 2,000 square feet or more of new impervious surface, replaced impervious surface or new plus replaced impervious surface; or (a.1) Would result in 500 square feet or more of new impervious surface, replace impervious surface or new plus replaced impervious surface within an historic plat as defined and mapped in Attachment B at the end of this section; or (b) Would involve 7,000 square feet or more of land disturbing activity; or (c) Would construct or modify a drainage pipe or ditch that is 12 inches or more in size or depth or receives surface and stormwater runoff from a drainage pipe or ditch that is 12 inches or more in size or depth; or (d) Contains or is adjacent to a flood hazard area as defined in SMC Title 15 or 21A; or (e) Is located within a critical drainage area; or (f) Is a redevelopment project proposing $100,000 or more of improvements to an existing high-use site; or (g) Is a redevelopment project on a site in which the total of new plus replaced impervious surface is 5,000 square feet or more and whose valuation of proposed improvements, including interior improvements and excluding required mitigation and frontage improvements, exceeds 50 percent of the assessed value of the existing site improvements.	Amended existing code	Amended existing code to require drainage review for development within a landslide hazard drainage area, the area that drains to a landslide hazard area.	(1) Drainage review is required when any proposed project is subject to a City of Sammamish development permit or approval and: (a) Would result in 2,000 square feet or more of new impervious surface, replaced impervious surface or new plus replaced impervious surface; or (a.1) Would result in 500 square feet or more of new impervious surface, replace impervious surface or new plus replaced impervious surface within an historic plat as defined and mapped in Attachment B at the end of this section; or (a.2) Would result in 500 square feet or more of new impervious within a landslide hazard drainage area as defined in the adopted Sammamish Addendum to the Surface Water Design Manual. (b) Would involve 7,000 square feet or more of land disturbing activity; or (c) Would construct or modify a drainage pipe or ditch that is 12 inches or more in size or depth or receives surface and stormwater runoff from a drainage pipe or ditch that is 12 inches or more in size or depth; or (d) Contains or is adjacent to a flood hazard area as defined in SMC Title 15 or 21A; or (e) Is located within a critical drainage area; or (f) Is a redevelopment project proposing $100,000 or more of improvements to an existing high-use site; or (g) Is a redevelopment project on a site in which the total of new plus replaced impervious surface is 5,000 square feet or more and whose valuation of proposed improvements, including interior improvements and excluding required mitigation and frontage improvements, exceeds 50 percent of the assessed value of the existing site improvements.			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
13.20.020 Drainage review – When required – Type.	(2) The drainage review for any proposed project shall be scaled to the scope of the project's size, type of development and potential for impacts to the regional surface water system to facilitate preparation and review of project applications. If drainage review for a proposed project is required under subsection (1) of this section, the City shall determine which of the following drainage reviews apply as specified in the Surface Water Design Manual: (a) Small project drainage review; (b) Targeted drainage review; (c) Full drainage review; or (d) Large project drainage review.	Amended existing code	Amended existing code to be consistent with the new stormwater review processes in the SWDM.	(2) The drainage review for any proposed project shall be scaled to the scope of the project's size, type of development and potential for impacts to the regional surface water system to facilitate preparation and review of project applications. If drainage review for a proposed project is required under subsection (1) of this section, the City shall determine which of the following drainage reviews apply as specified in the Surface Water Design Manual: (a) ~~Small project~~Simplified drainage review; (b) Targeted drainage review; (c) Full drainage review; or (d) Large project drainage review.			✓
13.20.030 Drainage review – Requirements.	(1) A proposed project required to have drainage review by this chapter must meet each of the following core requirements which are described in detail in the Surface Water Design Manual. Projects subject only to ~~small project~~simplified drainage review that meet the ~~small project~~simplified drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures and drainage plan submittal requirements are deemed to comply with the following core requirements: (a) Core Requirement 1 – Discharge at the Natural Location. All surface and stormwater runoff from a project shall be discharged at the natural location so as not to be diverted onto, or away from, downstream properties. The manner in which runoff is discharged from the project site shall not create a significant adverse impact to downhill properties or drainage systems as specified in the discharge requirements of the Surface Water Design Manual; (b) Core Requirement 2 – Off-Site Analysis. The initial application submittal for proposed projects shall include an off-site analysis report that assesses potential off-site drainage and water quality impacts associated with development of the proposed site and proposes appropriate mitigations to those impacts. This initial submittal shall include, at minimum, a level one downstream analysis as described in the Surface Water Design Manual. If impacts are identified, the proposed projects shall meet any applicable problem-specific requirements as specified in the Surface Water Design Manual; (c) Core Requirement 3 – Flow Control. Proposed projects that would result in ~~2~~5,000 square feet or more of new plus replaced impervious surface or ~~35,000 square feet~~3/4 acre or more of new pervious surface, ~~or that are redevelopment projects that would result in a total of 5,000 square feet or more of new and replaced impervious surface,~~ shall provide flow control facilities or flow control BMPs, or both, to control surface and stormwater runoff generated by new	Amended existing code	Amended existing code to be consistent with the requirements in the SWDM.	(1) A proposed project required to have drainage review by this chapter must meet each of the following core requirements which are described in detail in the Surface Water Design Manual. Projects subject only to ~~small project~~simplified drainage review that meet the ~~small project~~simplified drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures and drainage plan submittal requirements are deemed to comply with the following core requirements: (a) Core Requirement 1 – Discharge at the Natural Location. All surface and stormwater runoff from a project shall be discharged at the natural location so as not to be diverted onto, or away from, downstream properties. The manner in which runoff is discharged from the project site shall not create a significant adverse impact to downhill properties or drainage systems as specified in the discharge requirements of the Surface Water Design Manual; (b) Core Requirement 2 – Off-Site Analysis. The initial application submittal for proposed projects shall include an off-site analysis report that assesses potential off-site drainage and water quality impacts associated with development of the proposed site and proposes appropriate mitigations to those impacts. This initial submittal shall include, at minimum, a level one downstream analysis as described in the Surface Water Design Manual. If impacts are identified, the proposed projects shall meet any applicable problem-specific requirements as specified in the Surface Water Design Manual; (c) Core Requirement 3 – Flow Control. Proposed projects that would result in ~~2~~5,000 square feet or more of new plus replaced impervious surface or ~~35,000 square feet~~3/4 acre or more of new pervious surface, ~~or that are redevelopment projects that would result in a total of 5,000 square feet or more of new and replaced impervious surface,~~ shall provide flow control facilities or flow control BMPs, or both, to control surface and stormwater runoff generated by new			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	impervious surface, new pervious surface, replaced impervious surface and any existing impervious surface added on or after January 8, 2001, as specified in the Surface Water Design Manual. Flow control facilities shall meet the area-specific flow control facility requirements and the flow control facility implementation requirements applicable to the project site as specified in the Surface Water Design Manual. Flow control BMPs shall also be applied as specified in the Surface Water Design Manual. Projects subject to area-specific flow control facility requirements shall meet one of the flow control facility performance criteria listed in subsections (1)(c)(i) and (ii) of this section, as directed by the Surface Water Design Manual. The Inglewood, Thompson and Pine Lake Creek basins, and areas draining to the Beaver Lake basin, require level three flow control. The remainder of the City requires level two flow control unless downstream problems, as determined by the City of Sammamish, dictate the higher level of protection of level three flow control. (i) Level two shall meet level one criteria and also match the predeveloped site's discharge durations for the predeveloped peak discharge rates between the 50 percent of the two-year peak flow through the 50-year peak flow; or (ii) Level three shall meet level two criteria and also match the predeveloped site's peak discharge rate for the 100-year return period; (d) Core Requirement 4 – Conveyance System. All engineered conveyance system elements for proposed projects shall be analyzed, designed and constructed to provide the minimum level of protection against overtopping, flooding, erosion and structural failure as specified by the conveyance requirements for new and existing systems and conveyance implementation requirements described in the Surface Water Design Manual; (e) Core Requirement 5 – Erosion and Sediment Control. All proposed projects that will clear, grade or otherwise disturb the site shall provide erosion and sediment control that prevents, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied in accordance with SMC Title 16 as specified by the temporary erosion and sediment control measures and performance criteria and implementation requirements in the City of Sammamish Surface Water Design Manual; (f) Core Requirement 6 – Maintenance and Operation. Maintenance of all drainage facilities in compliance with Sammamish maintenance standards is the responsibility of the applicant or property owner as described in the Surface Water Design Manual, except those facilities for which Sammamish assumes maintenance and operation as described in this chapter and the Surface Water Design Manual;			impervious surface, new pervious surface, replaced impervious surface and any existing impervious surface added on or after January 8, 2001, as specified in the Surface Water Design Manual. Flow control facilities shall meet the area-specific flow control facility requirements and the flow control facility implementation requirements applicable to the project site as specified in the Surface Water Design Manual. Flow control BMPs shall also be applied as specified in the Surface Water Design Manual. Projects subject to area-specific flow control facility requirements shall meet one of the flow control facility performance criteria listed in subsections (1)(c)(i) and (ii) of this section, as directed by the Surface Water Design Manual. The Inglewood, Thompson and Pine Lake Creek basins, and areas draining to the Beaver Lake basin, require level three flow control. The remainder of the City requires level two flow control unless downstream problems, as determined by the City of Sammamish, dictate the higher level of protection of level three flow control. (i) Level two shall meet level one criteria and also match the predeveloped site's discharge durations for the predeveloped peak discharge rates between the 50 percent of the two-year peak flow through the 50-year peak flow; or (ii) Level three shall meet level two criteria and also match the predeveloped site's peak discharge rate for the 100-year return period; (d) Core Requirement 4 – Conveyance System. All engineered conveyance system elements for proposed projects shall be analyzed, designed and constructed to provide the minimum level of protection against overtopping, flooding, erosion and structural failure as specified by the conveyance requirements for new and existing systems and conveyance implementation requirements described in the Surface Water Design Manual; (e) Core Requirement 5 – Erosion and Sediment Control. All proposed projects that will clear, grade or otherwise disturb the site shall provide erosion and sediment control that prevents, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied in accordance with SMC Title 16 as specified by the temporary erosion and sediment control measures and performance criteria and implementation requirements in the City of Sammamish Surface Water Design Manual; (f) Core Requirement 6 – Maintenance and Operation. Maintenance of all drainage facilities in compliance with Sammamish maintenance standards is the responsibility of the applicant or property owner as described in the Surface Water Design Manual, except those facilities for which Sammamish assumes maintenance and operation as described in this chapter and the Surface Water Design Manual;			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	(g) Core Requirement 7 – Financial Guarantees and Liability. All drainage facilities constructed or modified for projects, except downspout infiltration and dispersion systems for single-family residential lots, must comply with the liability requirements of this chapter and the financial guarantee requirements of SMC Title 27A; (h) Core Requirement 8 – Water Quality. Proposed projects that would result in 5,000 square feet or more of new plus replaced pollution generating impervious surface or ~~35,000 square feet~~3/4 acre or more of new pollution-generating pervious surface, ~~or that are redevelopment projects that would result in a total of 5,000 square feet or more of new and replaced pollution-generating impervious surface,~~ shall provide water quality treatment facilities to treat polluted surface and stormwater runoff generated by new or replaced pollution-generating impervious surface, new pollution-generating pervious surface and any existing pollution-generating impervious surface added on or after January 8, 2001, as specified in the Surface Water Design Manual. However, pervious surfaces are specifically excluded if there is a good faith agreement with the King Conservation District to implement a farm management plan for agricultural uses, and pervious areas for other uses are specifically excluded if the City of Sammamish approves a landscape management plan that controls pesticides and fertilizers leaving the site. Water quality treatment facilities shall meet the area-specific water quality treatment requirements and the water quality implementation requirements applicable to the project site as specified in the Surface Water Design Manual. The facilities specified by these requirements are designed to reduce pollutant loads according to the applicable annual average performance goals listed in subsections (1)(h)(i) through (iv) of this section for 95 percent of the annual average runoff volume: (i) For basic water quality: remove 80 percent of the total suspended solids; (ii) For enhanced basic water quality: remove 50 percent of the total zinc; (iii) For sensitive lake protection: remove 50 percent of the total phosphorus; and (iv) For sphagnum bog protection: remove 50 percent of the total phosphorus and 40 percent of the total nitrate plus nitrite. The discharge shall maintain a pH of less than 6.5 and an alkalinity of less than 10 milligrams per liter. (i) Core Requirement 9 – Flow Control BMPs. Proposed projects that would result in 2,000 square feet or more of new plus replaced impervious surface or 7,000 square feet or more of land disturbing activity shall provide onsite flow control BMPs to mitigate the impacts of surface and stormwater runoff generated by new impervious surface, new pervious surface, existing impervious surfaces, and replaced impervious surface targeted for mitigation as specified in the Surface			(g) Core Requirement 7 – Financial Guarantees and Liability. All drainage facilities constructed or modified for projects, except downspout infiltration and dispersion systems for single-family residential lots, must comply with the liability requirements of this chapter and the financial guarantee requirements of SMC Title 27A; (h) Core Requirement 8 – Water Quality. Proposed projects that would result in 5,000 square feet or more of new plus replaced pollution generating impervious surface or ~~35,000 square feet~~3/4 acre or more of new pollution-generating pervious surface, ~~or that are redevelopment projects that would result in a total of 5,000 square feet or more of new and replaced pollution-generating impervious surface,~~ shall provide water quality treatment facilities to treat polluted surface and stormwater runoff generated by new or replaced pollution-generating impervious surface, new pollution-generating pervious surface and any existing pollution-generating impervious surface added on or after January 8, 2001, as specified in the Surface Water Design Manual. However, pervious surfaces are specifically excluded if there is a good faith agreement with the King Conservation District to implement a farm management plan for agricultural uses, and pervious areas for other uses are specifically excluded if the City of Sammamish approves a landscape management plan that controls pesticides and fertilizers leaving the site. Water quality treatment facilities shall meet the area-specific water quality treatment requirements and the water quality implementation requirements applicable to the project site as specified in the Surface Water Design Manual. The facilities specified by these requirements are designed to reduce pollutant loads according to the applicable annual average performance goals listed in subsections (1)(h)(i) through (iv) of this section for 95 percent of the annual average runoff volume: (i) For basic water quality: remove 80 percent of the total suspended solids; (ii) For enhanced basic water quality: remove 50 percent of the total zinc; (iii) For sensitive lake protection: remove 50 percent of the total phosphorus; and (iv) For sphagnum bog protection: remove 50 percent of the total phosphorus and 40 percent of the total nitrate plus nitrite. The discharge shall maintain a pH of less than 6.5 and an alkalinity of less than 10 milligrams per liter. (i) Core Requirement 9 – Flow Control BMPs. Proposed projects that would result in 2,000 square feet or more of new plus replaced impervious surface or 7,000 square feet or more of land disturbing activity shall provide onsite flow control BMPs to mitigate the impacts of surface and stormwater runoff generated by new impervious surface, new pervious surface, existing impervious surfaces, and replaced impervious			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	Water Design Manual.			surface targeted for mitigation as specified in the Surface Water Design Manual.			
13.20.040 Critical drainage and/or critical erosion areas.	Development in areas where the department has determined that the existing flooding, drainage and/or erosion conditions present an imminent likelihood of harm to the welfare and safety of the surrounding community shall meet special drainage requirements set by the director until such time as the community hazard is alleviated. Such conditions may include the limitation of the volume of discharge from the subject property to predevelopment levels, preservation of wetlands or other natural drainage features or other controls necessary to protect against community hazard. Where alternate facility designs or methods will produce a compensating or comparable result in the public interest and which will meet this section's objectives of safety, function, appearance, environmental protection and maintainability, based upon sound engineering judgment, an adjustment to the special drainage requirements promulgated under this section may be proposed; provided, that the resulting development shall be subject to all of the remaining terms and conditions of this chapter. Where application of this section will deny all reasonable use of a property and a facility or design that produces a compensating or comparable result cannot be obtained, then a best practicable alternative may be approved by the director according to the adjustment process defined in the Surface Water Design Manual. These standards are in addition to the applicable standards of Chapter 21A.50 SMC. (Ord. O2011-304 § 1 (Att. A))	Amended existing code	Amended existing code to require that development within a critical drainage area requiring drainage review is not exempt from core requirements unless approved by the Director.	Development in areas where the department has determined that the existing flooding, drainage and/or erosion conditions present an imminent likelihood of harm to the welfare and safety of the surrounding community shall meet special drainage requirements set by the director until such time as the community hazard is alleviated. Such conditions may include the limitation of the volume of discharge from the subject property to predevelopment levels, preservation of wetlands or other natural drainage features or other controls necessary to protect against community hazard. Development proposed in Critical Drainage Areas requiring Drainage Review shall not qualify for any exemptions or exceptions from core and or special requirements in the Surface Water Design Manual unless approved by the director. Where alternate facility designs or methods will produce a compensating or comparable result in the public interest and which will meet this section's objectives of safety, function, appearance, environmental protection and maintainability, based upon sound engineering judgment, an adjustment to the special drainage requirements promulgated under this section may be proposed; provided, that the resulting development shall be subject to all of the remaining terms and conditions of this chapter. Where application of this section will deny all reasonable use of a property and a facility or design that produces a compensating or comparable result cannot be obtained, then a best practicable alternative may be approved by the director according to the adjustment process defined in the Surface Water Design Manual. These standards are in addition to the applicable standards of Chapter 21A.50 SMC. (Ord. O2011-304 § 1 (Att. A))			✓

Table 2 – Title 16: Buildings and Construction

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
16.15.020 Definitions.	[…] (6) "Compaction" is the densification of a fill by mechanical means. […]	Amended existing code	Amended code to match the definition in the NPDES Permit which includes compaction that reduces the permeability of the soil.	(6) "Compaction" is the densification, settlement or parking of soil in such a way that permeability of the soil is reduced. Compaction may also refer to the densification of a fill by mechanical means.			✓

Table 3 – Title 19A: Land Division

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
N/A	**N/A**	No changes/ action taken	No revisions proposed; existing code language does not preclude the use of LID.	**N/A**			✓

Table 4 – Title 21A: Development Code

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21A.15.112 Bioretention.	"Bioretention" means excavated or otherwise formed depressions in the landscape that provide for storage, treatment, and infiltration of stormwater runoff. (Ord. O2008-236 § 1)	Amended existing code	Amended code to match the definition in the KCSWDM.	"Bioretention" means a ~~stormwater~~flow control best management practice consisting of a shallow landscaped depression designed to temporarily store and promote infiltration of stormwater runoff. Standards for bioretention design, including soil mix, plants, storage volume and feasibility criteria, are specified in Appendix C of the King County Surface Water Design Manual.~~excavated or otherwise formed depressions in the landscape that provide for storage, treatment, and infiltration of stormwater runoff~~. ~~(Ord. O2008-236 § 1)~~			✓
21A.15.255 Critical drainage area.	"Critical drainage area" means an area that has been formally determined by the King County surface water management department to require more restrictive regulation than countywide standards afford in order to mitigate severe flooding, drainage, erosion, or sedimentation problems that result from the cumulative impacts of development and urbanization. (Ord. O2013-350 § 1 (Att. A); Ord. O2003-132 § 10)	Amended existing code	Amended code to include landslide hazard drainage areas in the definition of a critical drainage area to match the Sammamish Addendum reduced thresholds for stormwater controls.	"Critical drainage area" means an area that ~~has been formally determined by the King County surface water management department to~~ require~~s~~ more restrictive regulation than countywide standards afford in order to mitigate severe flooding, drainage, erosion, or sedimentation problems that result from the cumulative impacts of development and urbanization. Critical drainage areas include areas that drain to Pine Lake and Beaver Lake and all landslide hazard drainage areas. (Ord. O2013-350 § 1 (Att. A); Ord. O2003-132 § 10)			✓
21A.15.625 Impervious surface.	"Impervious surface," for purposes of this title, means any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle at natural infiltration rates including, but not limited to, roofs, swimming pools, and areas that are paved, graveled or made of packed or oiled earthen materials such as roads, walkways, or parking areas and excluding landscaping, surface water flow control, and water quality treatment facilities, access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of requirements to site features over which the applicant has no control. (Ord. O2003-132 § 10)	Amended existing code	Amended code to match the definition in the NPDES Permit/Title 13.	"Impervious surface," for purposes of this title, means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development .~~means any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle at natural infiltration rates including, but not limited to, roofs, swimming pools, and areas that are paved, graveled or made of packed or oiled earthen materials such as roads, walkways, or parking areas and excluding landscaping, surface water flow control, and water quality treatment facilities, access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of requirements to site features~~	✓		

<table>
<tr><th>Code reference</th><th>Existing code language</th><th>Action taken to meet permit requirements</th><th>Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.</th><th>Amended code language</th><th>Impervious surfaces</th><th>Loss of native vegetation</th><th>Stormwater runoff</th></tr>
<tr><td></td><td></td><td></td><td></td><td>~~over which the applicant has no control. (Ord. O2003-132 § 10)~~</td><td></td><td></td><td></td></tr>
<tr><td>21A.15.731 Low impact development.</td><td>“Low impact development” (LID) is a land development strategy applied at the parcel and subdivision scale that emphasizes minimizing soil disturbance, conserving on-site natural features, adding vegetation, using pervious surfaces, minimizing impervious surfaces, and integrating all of these elements with engineered, small-scale hydrologic controls in order to mimic pre-development hydrologic functions. (Ord. O2008-236 § 1)</td><td>Amended existing code</td><td>Amended code to match the definition to match the definition in the NPDES Permit which emphasizes using site planning techniques.</td><td>“Low impact development” (LID) is a stormwater and land ~~development~~ use management strategy that strives to mimic pre-disturbance hydrological processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. ~~applied at the parcel and subdivision scale that emphasizes minimizing soil disturbance, conserving on-site natural features, site planning, adding vegetation, using pervious surfaces, minimizing impervious surfaces, and integrating all of these elements with engineered, small-scale hydrologic controls in order to mimic pre-development hydrologic functions. (Ord. O2008-236 § 1)~~</td><td></td><td></td><td>✓</td></tr>
<tr><td>21A.25.030 Densities and dimensions - Residential zones</td><td>
<table>
<tr><th>ZONES</th><th colspan="6">RESIDENTIAL</th></tr>
<tr><th></th><th colspan="6">URBAN RESIDENTIAL</th></tr>
<tr><th>STANDARDS</th><th>R-1[13]</th><th>R-4</th><th>R-6</th><th>R-8</th><th>R-12</th><th>R-18</th></tr>
<tr><td>Maximum Density DU/Acre (11)</td><td>1 du/ac</td><td>4 du/ac (5)</td><td>6 du/ac</td><td>8 du/ac</td><td>12 du/ac</td><td>18 du/ac</td></tr>
<tr><td>Minimum Density (2)</td><td></td><td></td><td></td><td>85% (14)</td><td>80% (14)</td><td>75% (14)</td></tr>
<tr><td>Minimum Lot Width</td><td>35 ft (7)</td><td>30 ft</td><td>30 ft</td><td>30 ft</td><td>30 ft</td><td>30 ft</td></tr>
<tr><td>Minimum Street Setback</td><td>20 ft (6)</td><td>10 ft (7) (16)</td><td>10 ft (7) (16)</td><td>10 ft (7) (8)</td><td>10 ft (7)</td><td>10 ft (7)</td></tr>
<tr><td>Minimum Interior Setback (2)(12)</td><td>5 ft (7)</td><td>5 / 7 / 15 ft (17)</td><td>5 / 7 / 15 ft (17)</td><td>5 ft</td><td>5 ft</td><td>5 ft</td></tr>
<tr><td>Base Height (3)(15)</td><td>35 ft</td><td>35 ft</td><td>35 ft 45 ft (10)</td><td>35 ft 45 ft (10)</td><td>60 ft</td><td>60 ft 80 ft (10)</td></tr>
<tr><td>Maximum Impervious Surface: Percentage (4)</td><td>30% (9)</td><td></td><td></td><td>75%</td><td>85%</td><td>85%</td></tr>
<tr><td>Minimum Yard Area (18)</td><td></td><td>45%</td><td>35%</td><td></td><td></td><td></td></tr>
<tr><td>Lot Coverage (19)</td><td></td><td>40%</td><td>50%</td><td></td><td></td><td></td></tr>
</table>
</td><td>No changes/ action taken</td><td>No revisions proposed; existing code language limits impervious surfaces in all zones (effectively through minimum yard area).</td><td>N/A</td><td>✓</td><td></td><td></td></tr>
</table>

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21A.25.030 Densities and dimensions - Residential zones	A. Residential Zones [Notes] […] 4. Applies to each individual lot. Impervious surface area standards for: a. Regional uses shall be established at the time of permit review; b. Nonresidential uses in residential zones shall comply with SMC 21A.25.130; c. Lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit. [...] 9. Lots smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the impervious surface area allowed shall be 10,000 square feet or 30 percent of the property, whichever is greater. On any lot over one acre in area, an additional five percent of the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an additional 10 percent of the lot area may be used for structures which are determined to be medically necessary, provided the applicant submits with the permit application a notarized affidavit, conforming with the requirements of SMC 21A.70.170(1)(b). Public projects shall be subject to the applicable impervious surface provisions of the R-4 zone. [...] 15. Subject to the increase in maximum height permitted pursuant to SMC 21A.85.070, preferred low impact development incentives, and SMC 21A.30.020. 16. Thirty percent of the area [in R-4 and R-6 lots] contained within the street setback shall be landscaped and part of the area used to comply with the minimum pervious surface percentage. [...] 18. For the purposes of this section, “yard” is any surface area that is not structured or hardened. Yard areas may be landscaped, contain uncovered decks of less than 18 inches above grade, and artificial turf, but do not include areas covered by pervious concrete or other similar materials. 19. The maximum lot coverage may be increased by five percentile points once, if a covered outdoor living space or an accessory dwelling unit is built on site. For the purposes of this section, a covered outdoor living space includes any structure with a roof that is not fully enclosed by walls.	No changes/ action taken	Housekeeping change to update note to “minimum yard area” rather than “minimum pervious surface” from the last code update. Existing code language limits the application of all hard surfaces within the R-4 and R-6 zone by requiring a minimum area that must be vegetated.	15. Subject to the increase in maximum height permitted pursuant to SMC 21A.85~~.070, preferred~~ low impact development incentives, and SMC 21A.30.020. 16. Thirty percent of the area contained within the street setback shall be landscaped~~.~~ ~~and~~ This part of the street setback area used to comply with the minimum ~~pervious~~ yard ~~surface~~ area percentage.	✓		✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21A.25.040 Densities and dimensions – Commercial zones.	A. Commercial Zones [Table] […] Maximum Impervious Surface: Percentage (8) (9) NB: 85% CB: 85% O: 75% B. Development Conditions [...] 8. The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit. 9. Subject to the increase in maximum height permitted pursuant to SMC 21A.30.020 and 21A.85.070, preferred low impact development incentives.	No changes/ action taken	No revisions proposed; existing code language limits impervious surfaces in all zones.	N/A	✓		✓
21A.25.190 Setbacks – Projections and structures allowed.	(9) The following may project into or be located within a setback, but may only project into or be located within an interior setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure: [...] (d) Surface water management facilities as required by Chapter 9.04 KCC as adopted by Chapter 15.05 SMC; [...] 14) Storm water conveyance and control facilities, both above and below ground, provided such projections are: (a) Consistent with setback, easement and access requirements specified in the surface water design manual; or (b) In the absence of said specifications, not within five feet of the property line.	Amended existing code	Amended existing code to require additional setback from adjacent properties for stormwater vaults partly above ground.	(9) The following may project into or be located within a setback, but may only project into or be located within an interior setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure: [...] (d) Surface water management facilities as required by Chapter 9.04 KCC as adopted by Chapter 15.05 SMC; [...] 14) Storm water vaults, structures and conveyance systems~~and control facilities~~, both above and below ground, provided such projections are: (a) Consistent with setback, easement and access requirements specified in the current ~~surface~~ Surface ~~water~~ Water ~~design~~ Design ~~manual~~Manual; or (b) In the absence of said specifications, not within ~~five~~ ten feet of the property line for stormwater vaults and structures, and not within five feet of the property line for conveyance systems.			✓
21A.30.030 Lot segregations – Clustered development.	When residential lot clustering is proposed, the following provisions shall be met: (1) Any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate tract; and (2) In the R-1 zone, open space tracts created by clustering required by SMC 21A.25.030 shall be located and configured to create urban separators and greenbelts as required by the interim comprehensive plan, to connect and increase protective buffers for environmentally sensitive areas as defined in SMC 21A.15.1065, to connect and protect wildlife habitat corridors designated by the interim comprehensive plan, and to connect existing or planned public parks or trails. The City may require open space tracts created under this subsection to be dedicated to the City, an appropriate	Amended existing code	Amended existing code to require open spaces to be located where existing native vegetation exists on site and can be retained.	(1) Any open space resulting from lot clustering should be located where existing stands of native vegetation exist and shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate tract; and		✓	

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	managing public agency, or qualifying private entity such as a nature conservancy. (Ord. O99-29 § 1)						
21A.30.140 On-site recreation – Space required.	(4) Storm water runoff tracts may be credited for up to 50 percent of the on-site recreation space requirement, subject to the following criteria: (a) The storm water runoff tract is dedicated or reserved as a part of a recreation space tract; (b) The detention pond shall be constructed to meet the following conditions: (i) The side slope of the storm water facilities shall not exceed 33 percent unless slopes are existing, natural and covered with vegetation; (ii) A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard; (iii) The storm water facilities shall be landscaped in a manner to enhance passive recreation opportunities such as trails and aesthetic viewing; and (iv) The storm water facilities shall be designed so they do not require fencing pursuant to the King County surface water design manual. (c) In the case of joint use of the tract for storm water facilities and recreation space, the City shall be responsible for maintenance of the storm water facilities only and will require an access easement for that purpose. (Ord. O2004-154 § 1; Ord. O99-29 § 1)	Amended existing code	Amended existing code to allow up to 100% of the tract to count towards on-site recreation requirement with additional design criteria and retaining the provision of a 50% credit for the existing criteria as required in the SWDM).	(4) Storm water runoff tracts may be credited for up to ~~50~~ 100 percent of the on-site recreation space requirement, subject to the following criteria, which are intended to create ponds that are more natural in shape and appearance; provide opportunities for passive or active recreation, wildlife viewing and educational opportunities; or to create more visual interest: (a) The storm water runoff tract is dedicated or reserved as a part of a recreation space tract; (b) To earn a 50% credit towards the on-site recreation space requirement, the detention pond shall be constructed to meet the following conditions: (i) Side slopes shall not exceed 33 percent unless they are existing, natural, or covered with vegetation and meet the design criteria in the Surface Water Design Manual for side slopes. (ii) A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard. (iii) The area surrounding the stormwater pond above the live storage shall be landscaped in a manner to enhance passive recreational opportunities such as a trail or pathway around the pond perimeter. (ivThe stormwater pond shall be designed so that it does not require fencing per the fencing requirements in Chapter 5 of 2016 KCSWDM (page 5-6). (iv) Split rail fencing (3 ft. minimum height) is required around the pond at the emergency overflow elevation of the pond or higher. Wire mesh backing of the fence is encouraged, but not required. (c) To receive a 100% credit, the stormwater pond must meet all the additional requirements in criteria (b) above, and provide three or more of the following amenities; (i) Provide seating using walls, benches and/or tables and chairs that view the stormwater system. (ii) Create overlook or destination points with views of the stormwater pond. (iii) Provide vertical planes (using stairs, platforms, etc.) that allow stormwater to be interacted with and viewed from different levels. (iv) Provide interpretive signage describing the stormwater feature, or the landscape features (such as highlighting the pollinator benefits of plantings incorporated into the stormwater tract). (v) Stack horizontal and vertical planes to create features such as pools and waterfalls. (vi) Provide a fountain feature near the pond center. (vii) Provide at least one fitness station located near the pond accessible via a trail or pathway. ~~(cd) In the case of joint use of the tract for storm water facilities and recreation space, the City shall be responsible for maintenance of the storm~~			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~water facilities only and will require an access easement for that purpose. (Ord. O2004-154 § 1; Ord. O99-29 § 1)~~			
21A.35.055 Landscaping – Drainage facilities.	The optional landscaping requirements established for detention facilities in the King County Surface Water Design Manual, Section 5.3.1, are hereby adopted by reference and shall be mandatory for all drainage facilities not located entirely underground. The department shall review and approve proposed landscaping plans subject to the following: [...]	Amended existing code	Amended existing code to require trails to be incorporated into the landscape plan for a stormwater pond and to require Type I landscaping around the perimeter of the pond that exceeds the 3:1 side slope.	The ~~optional~~ landscaping requirements established for detention facilities in the Sammamish Addendum to the King County Surface Water Design Manual~~, Section 5.3.1,~~ are hereby adopted by reference and shall be mandatory for all drainage facilities not located entirely underground. The department shall review and approve proposed landscaping plans subject to the following: (1) Revisions to plans or additional landscaping requirements may be required to ensure that the proposed landscaping provides an effective screen and an enhancement to the overall appearance of the facility. (2) Trails or walkways ~~may~~ shall be incorporated into the landscaping plan. (3) Ten feet of Type I landscaping consisting of 100 percent evergreen trees and shrubs shall be required for that portion of the perimeter of detention facilities where the slope of the detention ~~facilities~~ facility exceeds 3H:1V.~~directly abut public right-of-way, public access or can be seen from a public or private street or does not abut designated open space or environmentally sensitive areas.~~ (Ord. O2005-175 § 1; Ord. O2004-155 § 1)		✓	✓
21A.35.060 Landscaping – Surface parking areas.	Parking area landscaping shall be provided within surface parking areas with 10 or more parking stalls for the purpose of providing shade and diminishing the visual impacts of large paved areas as follows **[...]** (6) Parking area landscaping shall consist of: (a) Canopy-type deciduous trees, evergreen trees, evergreen shrubs and groundcovers planted in islands or strips; (b) Shrubs that do not exceed a maintained height of 42 inches; (c) Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet; (d) Groundcover pursuant to SMC 21A.35.080; and (e) At least 70 percent of trees are deciduous. (Ord. O99-29 § 1)	Amended existing code	Amended existing code to specify that vegetation-based LID BMPs (such as bioretention) may be used within parking lot landscaping	(6) Parking area landscaping shall consist of: (a) Canopy-type deciduous trees, evergreen trees, evergreen shrubs and groundcovers planted in islands or strips; (b) Shrubs that do not exceed a maintained height of 42 inches; (c) Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet; (d) Groundcover pursuant to SMC 21A.35.080; ~~and~~ (e) At least 70 percent of trees are deciduous~~.~~; (f) Vegetated areas within parking area landscaping that function as bioretention for the treatment of stormwater runoff may differ from the standards in (a) through (e) of this section provided they consist of the following: (i) Trees, shrubs, perennials and groundcovers tolerant of summer drought, ponding fluctuations and saturated soil conditions for prolonged lengths of time anticipated by the facility design and hydrologic conditions. (ii) Plants should be tolerant of typical pollutants from surrounding surfaces, such as petroleum hydrocarbons, dissolved metals, and fertilizers. (iii) Plantings should consist of native plant types; at least 15 percent of the plant palette shall be evergreen. Planting and grading for drainage features should be designed to be integrated aesthetically with the surrounding landscape and urban design elements. (iv) Visual buffering, sight distances and setbacks should be considered for landscaping adjacent to roadways. (v) The planting and bioretention soil media shall consist of a bioretention soil mix in accordance with the January 2009 WSU Pierce County Extension		✓	

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				"Bioretention Soil Mix Review and Recommendations for Western Washington," or equivalent. (vi) No plants that are included on the King County noxious weed list. (Ord. O99-29 § 1)			
21A.35.070 Landscaping – General standards for all landscape areas.	[…] (5) Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged.	Amended existing code	Amended existing code to require preservation of existing vegetation where feasible.	(5) Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation ~~is~~ meeting the requirements of this chapter is required where feasible~~encouraged~~. (Ord. O2009-249 § 1; Ord. O99-29 § 1)		✓	
21A.37.250 Retention standards.	(1) Development Proposals on R-1, R-4 and R-6 Zoned Lots. A new primary residence or a type 2, 3 or 4 development proposal on R-1, R-4 and R-6 zoned lots must obtain a land use permit or approval prior to removing any significant tree located on the lot. [...] (b) R-1 Zoned Lots. A minimum of 50 percent of the significant trees shall be retained within areas unconstrained by wetlands, streams, landslide hazard areas, and associated buffers. (c) R-4 and R-6 Zoned Lots. A minimum of 35 percent of the significant trees shall be retained within areas unconstrained by environmentally critical areas and associated buffers. (d) Replacement trees shall be planted as provided in SMC 21A.37.280, Tree replacement standards. [...] (2) Development Proposals on R-8, R-12, R-18, O, NB and CB Zoned Lots. A new primary residence or a type 2, 3 or 4 development proposal on R-8, R-12, R-18, O, NB and CB zoned lots must obtain a land use permit or approval prior to removing any significant tree located on the lot. [...] (b) A minimum of 25 percent of the significant trees shall be retained within R-8, R-12 and R-18 zoned lots in areas unconstrained by environmentally critical areas and associated buffers. (c) There is no minimum retention requirement for significant trees located within O, NB, and CB zoned lots in areas unconstrained by environmentally sensitive areas and associated buffers. (d) Replacement trees shall be planted as provided in SMC 21A.37.280, Tree replacement standards, except the replanting requirement shall be doubled for development proposals in the O, NB, and CB zones where tree retention is less than 25 percent. [...]	No changes/ action taken	No revisions proposed; existing code language is already very strong in requiring tree retention for new development of 35-50% of the significant trees on site.	N/A		✓	

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21A.40.120 Off-street parking construction standards.	(1) Off-street parking areas shall have dust-free, all-weather surfacing. Typical approved sections are illustrated below. Frequently used (at least five days a week) off-street parking areas shall conform to the standards shown in A below or an approved equivalent. If the parking area is to be used more than 30 days per year but less than five days a week, then the standards to be used shall conform to the standards shown in B below or an approved equivalent. An exception to these surfacing requirements may be made for certain uses that require intermittent use of their parking facilities less than 30 days per year. Any surface treatment other than those graphically illustrated below must be approved by the director.	Amended existing code	Amended existing code to specify permeable pavement as an acceptable surfacing material without director approval when constructed to the standards in the SWDM for off-street parking.	(1) Off-street parking areas shall have dust-free, all-weather surfacing. Typical approved sections are illustrated below. Frequently used (at least five days a week) off-street parking areas shall conform to the standards shown in A below or an approved equivalent. If the parking area is to be used more than 30 days per year but less than five days a week, then the standards to be used shall conform to the standards shown in B below or an approved equivalent. An exception to these surfacing requirements may be made for certain uses that require intermittent use of their parking facilities less than 30 days per year, and for permeable pavement, when constructed to the design specifications in the Surface Water Design Manual. Any surface treatment other than these exceptions and those graphically illustrated below must be approved by the director.	✓		
21A.75.040 Public benefits and density incentives.	1) The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in subsection (6) of this section. The density incentive is expressed as additional bonus dwelling units (or fractions of dwelling units) earned per amount of public benefit provided.	No changes/ action taken	No revisions proposed; existing code language includes incentives for public benefits including dedicating open space to a nature conservancy.	N/A		✓	
21A.85.010 Intent and goals.	Low impact development (LID) is an approach to land use planning and project design that seeks to: (1) Increase the ability of a developed site to effectively emulate predevelopment hydrologic conditions, including without limitation, stormwater retention, water quality treatment, and infiltration functions; (2) Minimize overland stormwater runoff from a developed site; (3) Maximize the retention of trees, native vegetation, understory plants, and native soils; (4) Minimize soil disturbance; (5) Minimize the conversion of site surfaces from vegetated to nonvegetated surfaces; and (6) Maximize the quantity and use of appropriate native plants on site. The purpose of this chapter is to encourage development proposals to incorporate LID planning and design approaches into project development by providing incentives tied to LID's use. This chapter seeks to guide land use planning decisions only and does not replace any federal, state or local stormwater flow control and water quality treatment regulations. While some LID approaches encouraged by this chapter for land use purposes may also be eligible for stormwater credits under applicable stormwater flow control and water quality treatment regulations, some LID approaches designed pursuant to this chapter may not qualify for stormwater credits. Applicants are responsible for ensuring that their project proposal complies with all applicable regulations.	Amended existing code	Amended existing code to specify the intent of the chapter and remove references to encouraging of LID practices for storwmater credits as this is no longer consistent with the KCSWDM.	Low impact development (LID) is an approach to land use planning and project design that seeks to: (1) Increase the ability of a developed site to effectively emulate predevelopment hydrologic conditions, including without limitation, stormwater retention, water quality treatment, and infiltration functions; (2) Minimize overland stormwater runoff from a developed site; (3) Maximize the retention of trees, native vegetation, understory plants, and native soils; (4) Minimize soil disturbance; (5) Minimize the conversion of site surfaces from vegetated to nonvegetated surfaces; and (6) Maximize the quantity and use of appropriate native plants on site. The purpose of this chapter is to encourage development proposals to incorporate LID planning and design approaches into project development by providing incentives tied to LID's use. This chapter seeks to guide land use planning decisions only and does not replace any federal, state or local stormwater flow control and water quality treatment regulations. ~~While some LID approaches encouraged by this chapter for land use purposes may also be eligible for stormwater credits under applicable stormwater flow control and water quality treatment regulations, some LID approaches designed pursuant to this chapter may not qualify for stormwater credits.~~ Applicants are responsible for ensuring that their project proposal complies with all applicable regulations.			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21A.85.020 Applicability.	All new development shall have the option to: (1) Design a project that incorporates LID into all aspects of the development proposal subject to SMC 21A.85.030; or (2) Incorporate the preferred LID approaches described in SMC 21A.85.040 through 21A.85.060 into project design in order to accumulate sufficient technique points to allow the applicant to take advantage of the incentives identified in SMC 21A.85.070. The City of Sammamish shall apply this chapter to all City projects and encourage other governmental entities to utilize LID in accordance with this chapter in their projects. (Ord. O2008-236 § 1)	Amended existing code	Amended existing code to clarify that all projects will be subject to drainage review and will be required to incorporate flow control BMPs consistent with the KCSWDM. Clarifies that this chapter relates to LID site planning techniques not addressed by the Manual.	All new development subject to drainage review shall ~~have~~ be required to comply with the Surface Water Design Manual (SWDM). The SWDM requires Low Impact Development (LID) flow control best management practices (BMPs) to mitigate the impacts of storm and surface water runoff generated by new impervious surfaces, new pervious surfaces, existing impervious surfaces, and replaced impervious surfaces. In addition to the use of these required BMPs, new development may also have the option to~~:~~ ~~(1) Design a project that incorporates LID into all aspects of the development proposal subject to SMC 21A.85.030; or~~ ~~(2) I~~incorporate ~~the preferred~~ LID site planning approaches described in SMC 21A.85.~~040~~ 030 ~~through 21A.85.060~~ into project design in order to accumulate sufficient technique points to allow the applicant to take advantage of the incentives identified in SMC 21A.85.~~070~~040. The City of Sammamish shall apply this chapter to all City projects and encourage other governmental entities to utilize LID in accordance with this chapter in their projects. (Ord. O2008-236 § 1)			✓
21A.85.030 Sammamish comprehensive low impact development design.	Incorporating LID into a project's design in a comprehensive manner is preferred over partial use of LID approaches. The City shall encourage applicants to utilize comprehensive LID design as defined in this section. Applicants who choose to design a development proposal pursuant to this section shall be eligible to obtain the incentives set forth in SMC 21A.85.070 without being subject to the point system of techniques and incentives contained within this chapter, shall be eligible for a waiver of the density incentive limits contained in SMC 21A.85.070(1) and (2), and may utilize the short plat process for up to nine lots. In order to be considered to be a project which incorporates Sammamish comprehensive LID, the project must: (1) Use all of the following LID approaches: (a) SMC 21A.85.040(1), retention of 50 percent of existing forested condition, or SMC 21A.85.040(2), retention and restoration of 50 percent vegetated area; and (b) SMC 21A.85.040(4), limited site disturbance; and (c) SMC 21A.85.040(5), pervious pavements; and (d) SMC 21A.85.040(6), on-site infiltration; and (e) SMC 21A.85.040(9), reduced impervious surface.	Deleted existing code	Deleted existing code to simplify chapter. The Comprehensive LID Design had never been utilized and per stakeholder feedback, was not likely to be used based on the amount of work required to evaluate LID and the incentives provided. Points are now awarded for each technique incorporated.	~~**21A.85.030 Sammamish comprehensive low impact development design.**~~ ~~Incorporating LID into a project's design in a comprehensive manner is preferred over partial use of LID requiredapproaches. The City shall encourage applicants to utilize comprehensive LID design as defined in this section. Applicants who choose to design a development proposal pursuant to this section shall be eligible to obtain the incentives set forth in SMC 21A.85.070 without being subject to the point system of techniques and incentives contained within this chapter, shall be eligible for a waiver of the density incentive limits contained in SMC 21A.85.070(1) and (2)), and may utilize the short plat process for up to nine lots. In order to be considered to be a project which incorporates Sammamish comprehensive LID, the project must:~~ ~~(1) Use all of the following LID approaches:(a) SMC 21A.85.040(1), retention of 50 percent of existing forested condition, or SMC 21A.85.040(2), retention and restoration of 50 percent vegetated area; and~~ ~~(b) SMC 21A.85.040(4), limited site disturbance; and~~ ~~(c) SMC 21A.85.040(5), pervious pavements; and~~ ~~(d) SMC 21A.85.040(6), on-site infiltration; and~~ ~~(e) SMC 21A.85.040(9), reduced impervious surface. (Ord. O2008-236 § 1)~~			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21A.85.040 General low impact development approaches and standards.	The following list identifies preferred LID approaches that may be proposed within any zoning designation and the technique points associated with the successful use of each approach. Whether the implementation of any LID approach is sufficient to earn technique points shall be subject to the review and approval of the director. [...]	Amended existing code	Amended existing code to remove LID techniques that are required in the KCSWDM as flow control BMPs (pervious pavement, on-site infiltration, bioretention) and just providing incentives for LID site design techniques.	21A.85.~~040~~ 030 ~~General low~~ Low impact development approaches ~~and standards~~. The following list identifies preferred LID approaches that may be proposed within any zoning designation and the technique points associated with the successful use of each approach. Whether the implementation of any LID approach is sufficient to earn technique points shall be subject to the review and approval of the director. (1) Retention of ~~50 Percent of~~ Existing Forested Condition – Up to 25~~20~~ Technique Points. (a) The applicant may earn up to 25 technique points for ~~may~~ retaining up to 50 percent of the subject site's remaining existing forested area after meeting retention standards in accordance to Development Standards – Trees 21A.37; (b) Existing forested areas shall be subject to the Development Standards – Trees 21A.37~~tree protection standards of SMC 21A.35.230~~ and the maintenance and irrigation requirements of SMC 21A.35.110 through 21A.35.140. (c) Technique points shall be awarded for retention as follows: (i) Retention of 10 percent of existing forested condition – 5 technique points. (ii) Retention of 20 percent of existing forested condition – 10 technique points. (iii) Retention of 30 percent of existing forested condition – 15 technique points. (iv) Retention of 40 percent of existing forested condition – 20 technique points. (v) Retention of 50 percent of existing forested condition – 25 technique points. (2) ~~Retention and~~ Restoration of ~~50 Percent~~ Vegetated Area – Up to ~~15~~ 20 Technique Points. (a) The ~~application~~ applicant may earn up to 20 technique points for~~may~~ retaining and/or ~~restor~~restoring up to~~e~~ 50 percent of the subject site in one or more permanent open space tracts after meeting retention standards in accordance to Development Standards – Trees 21A.37; (b) Technique points shall be awarded for restoration as follows: (i) Restoration of 10 percent of vegetated area – 4 technique points. (ii) Restoration of 20 percent of vegetated area – 8 technique points. (iii) Restoration of 30 percent of vegetated area – 12 technique points. (iv) Restoration of 40 percent of vegetated area – 16 technique points. (v) Restoration of 50 percent of vegetated area – 20 technique points. (c)~~(b) Open space tracts and~~Restoration of ~~vegetation~~ vegetated areas shall be subject to the Development Standards – Trees 21A.37~~tree protection standards of SMC 21A.35.230~~ and the maintenance and irrigation requirements of SMC 21A.35.110 through 21.A.35.140. Landscaping plans for open space tracts shall be designed consistent with SMC 21A.35.080 and 21A.35.100; ~~(c) An area shall be considered an open space tract if it is:~~ ~~(i) An existing forested area which comprises less than 50 percent of the subject site; or~~	✓	✓	✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~(ii)~~ Restoration areas ~~S~~shall be landscaped as part of the site's development and meets the following requirements: i. ~~(A)~~ The site design shall maximize the amount of existing mature vegetation retained on site; ii. ~~(B)~~ The revegetation plan shall be designed by a licensed professional or ISA certified arborist; iii. ~~C)~~ The plantings shall provide a multilayer canopy of large trees (50 percent), small trees, shrubs, and ground cover at maturity; iv. ~~(D)~~ A minimum of 75 percent of the open space tract shall be planted with trees, shrubs and groundcover. Groundcover does not include pasture or turf; v. ~~(E)~~ All invasive plants on the site shall be removed; vi. ~~(F)~~ No more than 15 percent of the proposed open space tract shall be pasture or turf; vii. ~~(G)~~ Plants shall be selected by a licensed professional based upon site suitability; viii. ~~(H)~~ For proposed open space tracts exceeding one-half acre in area, a ratio of two evergreens to one deciduous tree is required; ix. ~~(I)~~ Three trees shall be planted per 1,000 square feet of proposed open space tract area; x. ~~(J)~~ Trees shall be native to the coastal Pacific Northwest. On planting, deciduous trees shall have a minimum caliper of three-quarters inch and coniferous and broadleaf evergreen trees shall be at least five feet in height; xi. ~~(K)~~ Eighty percent of shrubs and 80 percent of groundcover shall be species native to the coastal Pacific Northwest; and xii. ~~(L)~~ Shrubs shall be spaced a maximum of four feet on center and ground cover shall be spaced a maximum of two feet on center. xiii. ~~(M)~~ Significant trees retained in an open space tract may also be counted towards total tree retention requirements for the parcel. ~~(d) A single contiguous critical area tract, required pursuant to SMC 21A.50.190, may be used to satisfy this technique. Critical area tracts that do not constitute 50 percent of the area within the subject site may be credited for a proportionate amount of the proposed 50 percent open space retention (see Diagram A).~~ (3) Restoration of Critical Area Buffers– Up to 20 Technique Points. (a) The applicant may earn up to 20 technique points for restoring up to 50 percent of the critical area buffers within a development site (b) Technique points shall be awarded for restoration as follows: (i) Restoration of 10 percent of vegetated area – 4 technique points. (ii) Restoration of 20 percent of vegetated area – 8 technique points. (~~3~~4) Increased Width of Critical Area Buffer – ~~Eight~~ 10 Technique Points. […] (~~4~~5) Limited Site Disturbance – ~~10~~ 12 Technique Points. […] ~~(5) Pervious Pavements/Materials – 10 Technique Points.~~ ~~(a) Residential Development. Pervious pavements/materials shall be used for 80~~			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~percent of all proposed hard-surfaces, including but not limited to private driveways, patios, squares, courtyards, walkways, private roads, parking areas, and sidewalk areas;~~ ~~(b) Commercial/Institutional Developments. Pervious pavements/materials shall be used for 80 percent of all proposed hard surfaces, including but not limited to sidewalk areas, playgrounds, plazas, courtyards, sports courts, and parking areas;~~ ~~(c) Public road areas and public sidewalks shall be excluded from the calculation of a site's proposed total hard surface area hereunder;~~ ~~(d) Pervious pavement/materials may only be installed on sites where:~~ ~~(i) Information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the City engineer, demonstrating that the pervious pavement installation shall function as designed; and~~ ~~(ii) Installation shall be performed by a contractor experienced in the installation of pervious pavements and materials.~~ ~~(e) All pervious pavement shall be maintained in accordance with the manufacturer's or industry recommendations, as applicable.~~ ~~(6) On-Site Infiltration – Eight Technique Points.~~ ~~(a) Ninety percent of the site's runoff shall drain to one or more on-site infiltration systems;~~ ~~(b) The on-site infiltration system shall be designed to accommodate the design volumes for the site's runoff up to and including the 100-year storm; and~~ ~~(c) All infiltration systems shall be designed and maintained in accordance with the adopted King County Surface Water Design Manual and shall be reviewed and approved by the City engineer on a site-specific basis.~~ ~~(7) Biofiltration Swale(s) and Rain Gardens – Eight Technique Points.~~ ~~(a) Residential Development. See SMC 21A.85.050(1) for points and design standard;~~ ~~(b) Commercial/Institutional Development. Ninety percent of the subject site shall drain to biofiltration swales or rain gardens;~~ ~~(c) Biofiltration swales and rain gardens proposed on sites located outside the Beaver or Pine Lake management areas shall be:~~ ~~(i) Designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~ ~~(ii) Reviewed and approved by the City engineer.~~ ~~(d) Biofiltration swales and rain gardens proposed on sites located within the Beaver or Pine Lake management areas:~~ ~~(i) Shall not include amended soil;~~ ~~(ii) Shall have the upper 12 inches of native soil tilled prior to planting;~~ ~~(iii) Except as set forth in subsections (7)(d)(i) and (7)(d)(ii) of this section, shall be designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~ ~~(iv) Shall be reviewed and approved by the City engineer.~~			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				(6)~~(8)~~ Reforestation – ~~Six~~ Eight Technique Points. (a) No stormwater facility modeling credits to reduce sizing of required flow control or water quality facilities in accordance to the adopted Surface Water Design Manual shall be provided for reforestation unless reforestation areas are contained within a designated tract as approved by the director. (~~a~~b) Residential Development. All of the lots within a residential development shall be reforested prior to final occupancy is issued on the development; (~~b~~c) Commercial/Institutional Development. The site shall be reforested; (~~c~~d) Reforestation shall consist of: (i) For lots of 4,000 square feet or less, a minimum of two trees planted per lot; (ii) For lots greater than 4,000 square feet in area, a minimum of ~~three~~ two trees plus one additional tree planted per 1,000 square feet over 4,000 square feet; (iii) Trees shall be native to the coastal Pacific Northwest. On planting, deciduous trees shall have a minimum caliper of three-quarters inch and coniferous and broadleaf evergreen trees shall be at least five feet in height. (7)~~(9)~~ Reduced Impervious Surface – Up to 12~~Seven~~ Technique Points. (a) Lots created through a development proposal shall qualify for points under this subsection if each lot's total impervious surface area is ~~20 percent~~ less than the applicable maximum allowable impervious surface area pursuant to SMC 21A.25.030 or 21A.25.040, as applicable ~~(e.g., the maximum impervious surface area of a site within the R-4 zone would be reduced from 55 percent to 35 percent and the maximum impervious surface area of a site within the CB zone would be reduced from 85 percent to 65 percent)~~ and after meeting maximum impervious surface standards in accordance to the adopted Surface Water Design Manual; (b) Technique points shall be awarded for reduced impervious surface as follows: (i) Each lot total impervious surface is 5 percent less than the applicable maximum allowable impervious surface area – 3 technique points. (ii) Each lot total impervious surface is 10 percent less than the applicable maximum allowable impervious surface area – 6 technique points. (iii) Each lot total impervious surface is 15 percent less than the applicable maximum allowable impervious surface area – 9 technique points. (iv) Each lot total impervious surface is 20 percent less than the applicable maximum allowable impervious surface area – 12 technique points. (c)~~(b)~~ Impervious surface areas which are public roads or public sidewalks shall be excluded from the calculation of the site's total impervious surface area hereunder; and (d)~~(c)~~ The allowed increases in the maximum permitted impervious surface area for smaller lots pursuant to SMC 21A.25.030 and 21A.25.040 shall not apply to this subsection. ~~(10) Drought-Tolerant Landscaping – Three Technique Points. Ninety percent of required street landscaping, recreation tracts, and open space tracts shall be landscaped with drought-resistant vegetation native to Western Washington. Such~~			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~vegetation shall be maintained as required for plant health.~~ ~~(11) LID Consultation with the City – Five Technique Points.~~ ~~(a) Prior to site design, the applicant shall meet and consult with the City to identify opportunities to incorporate preferred LID approaches into the site's design. The applicant shall bring the following materials to the meeting:~~ ~~(i) A survey of the site which includes topography, critical areas, and existing vegetation, including tree sizes and species; and~~ ~~(ii) Photographs of the site.~~ ~~(b) The City will bring to the meeting any relevant environmental information it has readily available concerning the site, which may include soil surveys, groundwater depths, habitat maps, and the like.~~ ~~(12) Performance Guarantee for LID Approaches – Required. In order to receive points under this section for employing LID approaches on a project site:~~ ~~(a) The developer shall prepare and distribute a maintenance plan to all property owner(s) that addresses:~~ ~~(i) Structural and drainage maintenance;~~ ~~(ii) Vegetation management; and~~ ~~(iii) Establishment and appropriate long-term irrigation.~~ ~~(b) The developer shall obtain written agreement from all property owners to comply with the maintenance plan and to maintain and retain all LID approaches employed on the site for a period of not less than 15 years from the date of construction. The agreement must include wording that if all or part of any LID approach ceases to function or is removed, equivalent LID approach(es) must be installed and all other stormwater management requirements met, prior to removal.~~ ~~(c) The developer shall provide the City with a copy of the maintenance plan and all written agreements with property owners obtained under this section.~~ ~~(13) Vegetated Roofs – One to 20 Technique Points.~~ ~~(a) A roof area shall be considered a vegetated roof if:~~ ~~(i) The roof area is fully covered with vegetation;~~ ~~(ii) It meets the definition of a vegetated roof set forth in the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~ ~~(iii) It is designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound.~~ ~~(b) Residential Development. Two technique points shall be awarded per 10 percent of dwelling units whose roof is a vegetated roof up to a maximum of 20 total points;~~ ~~(c) Commercial/Institutional Development. One technique point shall be awarded per 1,000 square feet of vegetated roof area up to a maximum of 20 total points;~~ ~~(d) Compliance with this LID approach shall require review and approval by the building official. (Ord. O2008-236 § 1)~~ (8) Minimal Foundation Excavation – 12 Technique Points.			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				(a) All of the structures within a residential development shall be designed with minimal foundation excavation which shall include: (i) Limited or no disturbance of the natural soil profile within the footprint of all proposed structures. "Limited disturbance" shall have the meaning set forth in SMA 21A.85.040(4); (ii) Using a foundation that consists of a combination of driven piles and a connection at or above the existing grade of the subject site. (b) Compliance with this technique shall require review and approval by the building official. (9) Joint Use Driveway – Six Technique Points. Sixty-five percent of lots within a proposed residential development shall be accessed from a joint use driveway. A "joint use driveway" is defined by the current *Public Works Standards*. (10) Hollywood Driveway – Eight Technique Points. Sixty-five percent of lots within a proposed residential development shall be accessed from a Hollywood driveway. A Hollywood driveway consists of two paved wheel tracks between two and one-half and three and one-half feet wide separated by a planted strip at least three feet wide.			
21A.85.050 Residential preferred LID approaches and standards.	The following list identifies preferred LID approaches that may only be proposed for residential development proposals and the technique points associated with the successful completion of each technique. Whether the implementation of any technique is sufficient to earn credit for an incentive shall be subject to the review and approval of the director. [...]	Deleted existing code	Deleted most of section, and moved a few LID techniques to Section 21A.85.030.	~~**21A.85.050 Residential preferred LID approaches and standards.**~~ ~~The following list identifies preferred LID approaches that may only be proposed for residential development proposals and the technique points associated with the successful completion of each technique. Whether the implementation of any technique is sufficient to earn credit for an incentive shall be subject to the review and approval of the director.~~ ~~(1) Biofiltration Swales and Rain Gardens – 10 Technique Points.~~ ~~(a) Sixty-five percent of the site's stormwater runoff shall be directed to a biofiltration system.~~ ~~(b) Except as set forth in subsection (1)(a) of this section, biofiltration swales and rain gardens proposed on sites located outside a lake management area shall be:~~ ~~(i) Designed consistent with the adopted King County Surface Water Design Manual, and shall be subject to the review and approval of the City engineer; and~~ ~~(ii) Reviewed and approved by the City engineer.~~ ~~(c) Except as set forth in subsection (1)(a) of this section, biofiltration swales and rain gardens proposed on sites located within a lake management area:~~ ~~(i) Shall not include amended soil;~~ ~~(ii) Shall have the upper 12 inches of native soil tilled prior to planting;~~ ~~(iii) Except as set forth in subsections (1)(c)(i) and (1)(c)(ii) of this section, shall be designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~ ~~(iv) Shall be reviewed and approved by the City engineer.~~ ~~(2) Open Space – 10 Technique Points.~~ ~~(a) Thirty percent of the total site area shall be retained in its existing forested~~			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~condition as defined in SMA 21A.85.040(1); or~~ ~~(b) Thirty percent of the total site area shall be retained and restored to a permanent open space tract as defined in SMA 21A.85.040(2);~~ ~~(3) Minimal Foundation Excavation – 10 Technique Points.~~ ~~(a) All of the structures within a residential development shall be designed with minimal foundation excavation which shall include:~~ ~~(i) Limited or no disturbance of the natural soil profile within the footprint of all proposed structures. "Limited disturbance" shall have the meaning set forth in SMA 21A.85.040(4);~~ ~~(ii) Using a foundation that consists of a combination of driven piles and a connection at or above the existing grade of the subject site.~~ ~~(b) Compliance with this technique shall require review and approval by the building official.~~ ~~4) Soil Amendments – Three Technique Points. Only sites located outside a lake management district may employ this technique. On qualifying sites, four inches of soil amendments may be tilled into the top 12 inches of the site areas to be used for landscaping, including but not limited to proposed landscaping tracts, recreation tracts, and individual lots. Soil amendments:~~ ~~(a) Shall be added during soil preparation for permanent landscaping and prior to final building inspection; provided, that if the project is a subdivision, one bond for all of the lots within the subdivision shall be recorded prior to final plat; and~~ ~~(b) Shall consist of compost that complies with City standards as of the date of submittal.~~ ~~(5) Joint Use Driveway – Four Technique Points. Sixty-five percent of lots within a proposed residential development shall be accessed from a joint use driveway. A "joint use driveway" is a driveway for two or more residences that shares a curb cut plus a minimum of 10 feet of shared access~~defined by the ~~*Public Works Standards*~~. ~~(6) Hollywood Driveway – Six Technique Points. Sixty-five percent of lots within a proposed residential development shall be accessed from a Hollywood driveway. A Hollywood driveway consists of two paved wheel tracks between two and one-half and three and one-half feet wide separated by a planted strip at least three feet wide.~~ ~~(Ord. O2008-236 § 1)~~			
21A.85.060 Town center LID approaches and standards.	Reserved. (Ord. O2008-236 § 1)	Deleted existing code	Deleted section as the techniques in 21A.85.030 will also apply to the Town Center.	~~**21A.85.060 Town center LID approaches and standards.**~~ ~~Reserved. (Ord. O2008-236 § 1)~~			✓
21A.85.070 Preferred LID incentives.	Technique points earned by installing one or more of the preferred LID approaches described in SMC 21A.85.040 through 21A.85.060 may be used to obtain the following LID incentives. These incentives are completely separate from any credits for the use of LID approaches that may be granted to the applicant under applicable stormwater flow control and water quality treatment regulations. [...]	Amended existing code	Amended existing code to remove street improvement and right of way reduction incentives which are no longer going to be considered with the adoption of the new public	**21A.85.~~070~~040 Preferred LID incentives.** Technique points earned by installing one or more of the preferred LID approaches described in SMC 21A.85.~~040~~ 030 ~~through 21A.85.060~~ may be used to obtain the following LID incentives. ~~These incentives are completely separate from any credits for the use of LID approaches that may be granted to the applicant under applicable stormwater flow control and water quality treatment regulations. In certain cases, a LID approach that qualifies for the incentives described in this section may not qualify for~~			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
			works standards and the building height increase to minimize negative impacts in single family neighborhoods which have already been planned for a certain height and character.	~~credits under the stormwater regulations.~~ Technique points are cumulative and may be combined to gain the use of one or more incentives below. Technique points may only be used for obtaining incentives for the development proposal that generates the points and may not be used for other development proposals. Except as otherwise noted in this section, technique points may only be used once. (1) Twenty Percent Increased Density. Subject to compliance with the provisions of Chapter 21A.50 SMC, Environmentally Critical Areas, ~~and so long as increasing the site's density will not negatively impact any critical areas or critical area buffers on the site or adjacent to the site,~~ this density incentive may be used to increase the site density permitted under SMC 21A.25.030 and 21A.25.040, as applicable, by up to 20 percent. (a) Thirty Technique Points Required. The applicant may include up to 75 percent of the area within streets within the site density calculations required under SMC 21A.25.080; (b) Twenty-Seven Technique Points Required. The applicant may include up to 50 percent of the area within streets within the site density calculations required under SMC 21A.25.080; (c) Twenty-Four Technique Points Required. The applicant may include up to 25 percent of the area within streets within the site density calculations required under SMC 21A.25.080. (2) Thirty Percent Increased Density Incentive. Subject to compliance with the provisions of Chapter 21A.50 SMC, Environmentally Critical Areas, ~~and so long as increasing the site's density will not negatively impact any critical areas or critical area buffers on the site or adjacent to the site,~~ this density incentive may be used to increase the site density permitted under SMC 21A.25.030 and 21A.25.040, as applicable, by up to 30 percent. (a) Forty Technique Points Required. The applicant may include up to 75 percent of the area within critical areas and critical area buffers within the site density calculations required under SMC 21A.25.080; (b) Thirty-Five Technique Points Required. The applicant may include up to 50 percent of the area within critical areas and critical area buffers within the site density calculations required under SMC 21A.25.080; (c) Thirty Technique Points Required. The applicant may include up to 25 percent of the area within critical areas and critical area buffers within the site density calculations required under SMC 21A.25.080. ~~(3) Street Improvement and Right-of-Way Reduction. All reductions allowed pursuant to this section shall be subject to review and approval by the City engineer:~~ ~~(a) One Technique Point Required. Variation requests submitted pursuant to this section shall be given preference over non-LID-related variation requests;~~ ~~(b) Twenty Technique Points Required. The applicant may request a variation from the public works standards to reduce the required public right-of-way dedication from 60 feet to 56 feet and to reduce the required street improvement to 49 feet. Such a reduction shall include:~~ ~~(i) Providing parking only on one side of the street (i.e., requiring 28 feet of paved asphalt for a 20-foot-wide street plus one eight-foot-wide parking~~			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~lane); and~~ ~~(ii) Reversed planter strip and sidewalk on the parking side.~~ ~~(c) Sixteen Technique Points Required. The applicant may request a variation from the public works standards to reduce the required street improvement to 49 feet of improvement to include:~~ ~~(i) Parking only on one side of the street (i.e., requiring 28 feet of paved asphalt for a 20-foot-wide street plus one eight-foot-wide parking lane); and~~ ~~(ii) Reversed planter strip and sidewalk on the parking side.~~ ~~(d) Eighteen Technique Points Required. The applicant may request a variation from the public works standards to reduce the required public right-of-way dedication from 60 feet to 56 feet and to reduce the required street improvements to 46 feet including:~~ ~~(i) Pocket parking (eight-foot depth) on alternating sides of the street;~~ ~~(ii) Twenty feet of paved asphalt travel lanes;~~ ~~(iii) Five-foot sidewalks on both sides of the street; and~~ ~~(iv) Landscaping (eight-foot depth) on alternating sides of the street (i.e., opposite parking).~~ ~~(e) Eighteen Technique Points Required. The applicant may request a variation from the public works standards to reduce the required street improvement to 56 feet of improvement to include:~~ ~~(i) Parking on one side of the street (28 feet of paved asphalt); and~~ ~~(ii) Standard sidewalks and planter strips.~~ ~~(3)~~(4) Recognition – 24 Technique Points Required. The applicant may request that the City generate a featured LID development article in the City newsletter covering the development which has earned the technique points. Technique points used for this incentive may be reused to obtain additional incentives. ~~(5) Building Height Incentive – 20 Technique Points Required. Subject to compliance with the provisions of Chapter 21A.50 SMC, Environmentally Critical Areas, and so long as increasing building height will not negatively impact any critical areas or critical area buffers on the site or adjacent to the site, the applicant may increase the maximum building height by up to 15 feet.~~ ~~(4)~~(6) Increased Signage – 12 Technique Points Required. The applicant may increase the allowed signage pursuant to Chapter 21A.45 SMC by: (a) Adding one additional monument sign; or (b) Increasing the size of the allowed sign by 10 percent. ~~(5)~~(7) Attached Housing – 12 Technique Points Required. One hundred percent of the lots within a proposed residential development may be designed to accommodate attached housing consistent with SMC 21A.30.020. (Ord. O2008-236 § 1)			
21A.85.080 Review.	(1) Process. The use of preferred LID approaches or full LID design shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn the incentives as follows: (a) For the purpose of this section, a "primary proposal" is defined as a proposed subdivision, binding site plan, conditional use permit, or commercial site development	Amended existing code	Amended existing code to require recording of conditions on the final plat for the LID techniques awarded points and to	**21A.85.~~080~~050 Review.** (1) Process. The use of preferred LID approaches or full LID design shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn the incentives as follows: (a) For the purpose of this section, a "primary proposal" is defined as a proposed			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	permit; (b) The applicant shall identify the proposed techniques and incentives at the time of the first permit application for the primary proposal; (c) When the primary proposal requires a public hearing under this chapter or SMC Title 19 or 20, the public hearing on the primary proposal shall serve as the hearing on the preferred LID approaches proposed, and the reviewing authority shall make a consolidated decision on the proposed development and use of techniques and the resulting incentives; (d) When the primary proposal does not require a public hearing under this chapter or SMC Title 19 or 20, the LID approach proposal shall be subject to the decision criteria for conditional use permits outlined in Chapter 21A.100 SMC and to the procedures set forth in SMC Title 20; (e) All notices required by Chapter 20.05 SMC for the proposed development shall include a brief description of the proposed preferred LID approaches and associated incentives; and (f) A notice on title or conditions on the face of final plat shall be required documenting the use of preferred LID approaches or use of Sammamish comprehensive LID and identifying limitations on future development. […] (5) Maintenance of Low Impact Development Chapter. The director shall evaluate this chapter at least once every three years. Following review, the director shall: (a) Identify any LID approaches, incentives, or other features of this chapter that are resulting in projects that meet the purpose of this chapter; (b) Update this chapter in light of current research on the effectiveness of various LID approaches; (c) If the director identifies items that require a code amendment, the director shall report back to the planning commission and City council. (Ord. O2008-236 § 1)		require a maintenance plan to be prepared for these LID techniques.	subdivision, binding site plan, conditional use permit, or commercial site development permit; (b) The applicant shall identify the proposed techniques and incentives at the time of the first permit application for the primary proposal; (c) When the primary proposal requires a public hearing under this chapter or SMC Title 19 or 20, the public hearing on the primary proposal shall serve as the hearing on the preferred LID approaches proposed, and the reviewing authority shall make a consolidated decision on the proposed development and use of techniques and the resulting incentives; (d) When the primary proposal does not require a public hearing under this chapter or SMC Title 19 or 20, the LID approach proposal shall be subject to the decision criteria for conditional use permits outlined in Chapter 21A.100 SMC and to the procedures set forth in SMC Title 20; (e) All notices required by Chapter 20.05 SMC for the proposed development shall include a brief description of the proposed ~~preferred~~ LID approaches and associated incentives; and (f) A notice on title and~~or~~ conditions on the face of final plat or equivalent recorded document shall be required documenting the use of ~~preferred~~ LID approaches ~~or use of Sammamish comprehensive LID~~ and identifying limitations on future development. (g) A maintenance plan shall be prepared and distributed to all property owner(s)that addresses structural and drainage maintenance, vegetation management, establishment and appropriate long-term irrigation. The applicant shall obtain written agreement from all property owners to comply with the maintenance plan and to maintain and retain all LID approaches employed on the site and credited for incentives for a period of not less than 15 years from the date of construction. The agreement must include wording that if all or part of any LID approach ceases to function, is removed, or in the case of reduction in impervious surface limits exceeds the limit as approved as part of this chapter, equivalent LID approach(es) must be installed and all other stormwater management requirements met prior to removal. The applicant shall provide the City with a copy of the maintenance plan and all written agreements with property owners obtained under this section. (2) Review. In evaluating the feasibility of a preferred LID approach proposal or Sammamish comprehensive LID proposal, the director shall have the authority to request additional technical information prepared by a certified professional to: (a) Determine whether the development proposal is consistent with this chapter; (b) Determine if a proposed approach is consistent with the standards of the ~~King County~~current Surface Water Design Manual, City of Sammamish Stormwater Comprehensive Plan, or the Low Impact Development Technical Guidance Manual for Puget Sound, or other suitable reference, as determined by the director; (c) Determine whether the proposed combination of techniques adequately work together toward meeting the goals of this chapter; (d) Determine if the monitoring plans and bonding measures proposed by the			

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				applicant are sufficient to protect the public benefit, health, safety, and welfare, consistent with this chapter; and (e) Determine that the proposed LID approaches shall function as intended. […] ~~(5) Maintenance of Low Impact Development Chapter. The director shall evaluate this chapter at least once every three years. Following review, the director shall:~~ ~~(a) Identify any LID approaches, incentives, or other features of this chapter that are resulting in projects that meet the purpose of this chapter;~~ ~~(b) Update this chapter in light of current research on the effectiveness of various LID approaches;~~ ~~(c) If the director identifies items that require a code amendment, the director shall report back to the planning commission and City council. (Ord. O2008-236 § 1)~~			

Table 5 – Title 21B: Town Center Development Code

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21B.15.050 Biofiltration swale.	"Biofiltration swale" means a long, gently sloped, vegetated ditch designed to filter pollutants from stormwater. Grass is the most common vegetation, but wetland vegetation can be used if the soil is saturated.	No changes/ action taken	No revisions proposed; existing code language defines a bioretention swale for the purposes of this chapter.	No changes proposed.			✓
21B.15.080 Clustered development.	"Clustered development" means concentrating lots or buildings in areas to avoid development of sensitive or hazardous areas.	Amended existing code	Amended existing code to include in the definition of clustering the goal of minimizing site footprint and stormwater runoff.	"Clustered development" means concentrating lots or buildings in areas to avoid development of sensitive or hazardous areas, or to minimize impervious surfaces and stormwater runoff. (Ord. O2010-293 § 1 (Att. A § 21B.15.035))			✓
21B.15.190 Green roof.	"Green roof" means a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does not refer to roofs which are merely colored green, as with green roof shingles. It may also include additional layers such as a root barrier and drainage and irrigation systems.	No changes/ action taken	No revisions proposed; existing code lanague defines a vegetated roof for the purposes of this chapter.	No changes proposed.			✓
21B.15.230 Low impact development.	Low impact development (LID) is a stormwater management strategy that emphasizes conservation and use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.	Amended existing code	Amended existing code to match the definition in the NPDES Permit which emphasizes using site planning techniques.	Low impact development (LID) is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.~~emphasizes conservation and use of existing natural~~			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				~~site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings~~. (Ord. O2010-293 § 1 (Att. A § 21B.15.100))			
21B.15.310 Rain garden.	"Rain garden" means a planted depression that allows rainwater runoff from impervious areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed.	Amended existing code	Amended existing code to match the definition in the Ecology Manual which differentiates rain gardens as being non-engineered.	"Rain garden" means a non-engineered shallow, ~~planted~~ landscaped depression, with compost-amended native soils and adapted plants that allows rainwater runoff from impervious areas like roofs, driveways, walkways, and compacted lawn areas to pond, temporarily be stored, pass through the amended soil profile and~~the opportunity to~~ be absorbed. (Ord. O2010-293 § 1 (Att. A § 21B.15.135))			✓
21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.	[…] (b) Design Criteria for Awarding Bonus Commercial and Residential Development Capacity. Developments requesting available bonus commercial and residential development capacity (where awarded by the City from its TC-D residential density allocation) shall achieve a higher level of design performance than those specifically required in the Town Center development regulations. In order to qualify for bonus floor area or dwelling units, developments shall incorporate at least five of the development features listed below as determined in the unified zone development plan or other applicable review process. (i) An extensive pedestrian network connected to the City's trail system with lighting, landscaping, and other amenities. (ii) Creative and effective vehicular circulation system that minimizes impacts of motorized vehicles on the pedestrian environment. (iii) A unique multi-use central open space with special amenities and activities. (iv) Increased use of structured parking. (v) Enhanced off-street pedestrian routes that connect to the existing/planned trail system. (vi) Special accommodation of transit services. (vii) Extensive environmental restoration and/or tree retention. (viii) Environmental certification of all structures (LEED, Built Green or other similar certification). (ix) Enhanced commitment for affordable housing. (x) Includes a use or uses that will expand the range of activities in the Town Center. Such use or uses might include a gym, dance studio or health center, cultural or performing arts facilities, educational facilities, artists' studios, medical clinics, assembly areas, small business centers and similar uses that will encourage economic diversity, additional local services, pedestrian activity and/or support for other business or community activities. (xi) Other significant features that exceed the development standards and regulations.	Amended existing code	Amended existing code to incorporate LID goals as design criteria for awarding bonus commerical or residential development capacity.	(xii) Low impact development site planning principles/practices that minimize stormwater runoff generated by the development. Such principles may include limited site disturbance, protection of natural drainage paths/features, minimize soil disturbance/compaction and/or restoration of compacted soils back to their original state.			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21B.25.170 Setbacks – Projections and structures allowed.	Provided that the required setbacks from regional utility corridors of SMC 21B.25.140 and the sight distance requirements of SMC 21B.25.200 are maintained, structures may extend into or be located in required setbacks, as follows: […] (8) The following may project into or be located within a setback, but may only project into or be located within a setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure: (a) Sprinkler systems, electrical and cellular equipment cabinets and other similar utility boxes and vaults; (b) Security system access controls; (c) Structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in SMC 21B.30.060 and 21B.30.170 such as benches, picnic tables and drinking fountains; and (d) Surface water management facilities as required by City of Sammamish stormwater management regulations; [...] (13) Stormwater conveyance and control facilities, both above and below ground, provided such projections are: (a) Consistent with setback, easement and access requirements specified in the surface water design manual; or (b) In the absence of said specifications, not within five feet of the property line.	Amended existing code	Amended existing code to require additional setbacks from adjacent properties for vault walls exposed to neighboring properties.	(8) The following may project into or be located within a setback, but may only project into or be located within an interior setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure: [...] (d) Surface water management facilities as required by City of Sammamish stormwater management regulations; [...] (13) Storm water vaults, structures and conveyance systems, both above and below ground, provided such projections are: (a) Consistent with setback, easement and access requirements specified in the current ~~surface~~ Surface ~~water~~ Water ~~design~~ Design ~~manual~~Manual; or (b) In the absence of said specifications, not within ten feet ~~five feet~~ of the property line for stormwater vaults and structures, and not within five feet of the property line for conveyance systems.			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21B.30.040 Site planning – Street layout.	[…] (2) Provide for a Hierarchy of Streets. Provide for a hierarchy of streets, including: (a) Connector roads that provide for automobile, service, bicycles, and pedestrian circulation throughout the Town Center. Development in the Town Center shall accommodate connector streets in the northwest, northeast, and southeast quadrants consistent with the goals and policies of the Town Center Plan. (b) Pedestrian-oriented streets. TC-A-1, A-2, and A-3 zoned areas shall include designated pedestrian-oriented street segment, as determined by the City through the unified zone development planning process. Pedestrian-oriented streets are intended to be streets featuring continuous storefronts or plaza spaces, wide sidewalks, street trees, and on-street parking. Designations for pedestrian-oriented streets could cover an entire street, a single block, or a portion of a block, depending upon the area. Pedestrian-oriented street designations are intended for areas where a concentration of pedestrian activity is desired. See SMC 21B.30.030(1) for related development frontage standards. (c) Mixed-use streets, which are all other new streets besides connector roads and pedestrian-oriented streets within the TC-A zones. These are localized streets which should include generous sidewalks, street trees, on-street parking (to the extent possible), and slow moving traffic. (d) Residential streets, which are all other new streets besides connector roads within the TC-B and TC-C zones. These are localized streets within residential neighborhoods and should contain sidewalks, planting strips with street trees, on-street parking on one or both sides, and slow moving traffic. [...]	Amended existing code	Amended existing code to include bioretention planters or swales as right-of-way elements that should be included in design of new streets.	(b) Pedestrian-oriented streets. TC-A-1, A-2, and A-3 zoned areas shall include designated pedestrian-oriented street segment, as determined by the City through the unified zone development planning process. Pedestrian-oriented streets are intended to be streets featuring continuous storefronts or plaza spaces, wide sidewalks, street trees, bioretention, and on-street parking. Designations for pedestrian-oriented streets could cover an entire street, a single block, or a portion of a block, depending upon the area. Pedestrian-oriented street designations are intended for areas where a concentration of pedestrian activity is desired. See SMC 21B.30.030(1) for related development frontage standards. (c) Mixed-use streets, which are all other new streets besides connector roads and pedestrian-oriented streets within the TC-A zones. These are localized streets which should include generous sidewalks, street trees, bioretention, on-street parking (to the extent possible), and slow moving traffic. (d) Residential streets, which are all other new streets besides connector roads within the TC-B and TC-C zones. These are localized streets within residential neighborhoods and should contain sidewalks, planting strips with street trees or bioretention, on-street parking on one or both sides, and slow moving traffic.			✓
21B.30.050 Site planning – Multiple building/large lot/multiple lot developments.	(1) Large Lots with Multiple Buildings. All development permit applications for sites over two acres or with multiple buildings, except for single-family development, shall demonstrate that the project is based on a unifying site planning concept that meets the following criteria: (a) Incorporates open space and landscaping as a unifying element; (b) Where possible, incorporates screening, environmental mitigation, utilities, and drainage as positive elements (ex: create a “natural” open space or wet pond as a site feature to accommodate surface water runoff); (c) Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings; (d) Incorporates low impact development measures and stormwater management systems as part of the site plan, if feasible. Participating in a multi-property stormwater facility or system will also satisfy this requirement; and [...]	Amended existing code	Amended existing code to require LID “unless infeasible” instead of "if feasible".	(d) Incorporates low impact development measures and stormwater management systems as part of the site plan, ~~if~~ unless infeasible. Participating in a multi-property stormwater facility or system will also satisfy this requirement; and			✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21B.30.070 Site planning – Internal vehicular circulation.	[…] (2) Internal Access Roads. Interior access roads in multi-building commercial or multifamily developments shall look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. [...]	Amended existing code	Amended existing code to include bioretention planters or swales as right-of-way elements that should be included in design of new streets.	(2) Internal Access Roads. Interior access roads in multi-building commercial or multifamily developments shall look and function more like public streets. This includes planting strips and street trees or bioretention on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. The use of these features will be determined for developments in the TC-A zones through the unified zone development planning process (see Chapter 21B.95 SMC), depending on the size and configuration of the development and nature of uses and the circulation system. The director may approve innovative and special street designs, such as a woonerf people street, provided pedestrian safety and other street functions are achieved.			✓
21B.30.070 Site planning – Internal vehicular circulation.	[…] (3) Driveway Standards and Guidelines for All Nonresidential and Multifamily Development. […] (d) Driveway widths shall be minimized per the director to reduce pedestrian conflicts. Driveway lanes shall be no wider than 11 feet per entry or exit lane unless the director determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities; and [...]	Amended existing code	Amended existing code to include stormwater runoff as a criteria for allowing wider driveway lanes.	(d) Driveway widths shall be minimized per the director to reduce pedestrian conflicts. Driveway lanes shall be no wider than 11 feet per entry or exit lane unless the director determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, stormwater runoff, public safety, pedestrian movement, or visual qualities; and			✓
21B.30.160 Site design elements – Open space design.	(2) Pedestrian-Oriented Open Space Design Criteria. These spaces, as required per SMC 21B.30.090, are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, and relaxing and (2) visual amenities that contribute to the unique character of the Town Center. Design criteria for pedestrian open space: [...] (ii) Paved walking surfaces of either concrete or approved unit paving; [...]	Amended existing code	Amended existing code to explicitly state that permeable pavement is an approved paving surface.	(ii) Paved walking surfaces of either concrete, porous concrete or approved unit paving;	✓		✓
21B.30.170 Site design elements – Trail corridors.	[...] (8) Surfacing. The director will determine pavement options for the specific trail section. To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials. Impervious paving may be used where the director determines that pervious pavements are ineffective or inappropriate due to soil conditions. However, pervious paving or other low impact techniques that meet overall project goals for cost and durability are encouraged. [...]	Amended existing code	Amended existing code to specify that permeable pavement is required unless the soils are infeasible.	(8) Surfacing. The director will determine pavement options for the specific trail section. To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials unless infeasible. ~~Impervious paving may be used where the director determines that pervious pavements are ineffective or inappropriate due to soil conditions. However, pervious paving or other low impact techniques that meet overall project goals for cost and durability are encouraged.~~ Boardwalks may be used for areas subject to regular inundation, and should be constructed with nonhazardous materials. Impervious materials may also be used if necessary for soil stabilization or to prevent soil erosion, or if the trail is specifically designed and intended to be accessible to physically challenged persons and is identified as such in the City's adopted Comprehensive Plan, parks plan or trails plan.	✓		✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
21B.35.220 Tree replacement and enforcement.	[…] (a) Coniferous trees shall be replaced by coniferous trees native to Washington and deciduous trees shall be replaced by deciduous trees native to Washington; […]	Amended existing code	Amended existing code to require deciduous trees that are removed to be replaced with a percentage of coniferous trees in addition to deciduous trees for their uptake ability during the wet winter months.	(a) Coniferous trees shall be replaced by coniferous trees native to Washington. ~~and deciduous~~ Deciduous trees shall be replaced with a mixture of native coniferous trees and deciduous trees at a ratio of 2 coniferous trees to every one deciduous tree per the replacement ratios below~~by deciduous trees native to Washington~~;		✓	
21B.85.030 Town Center stormwater standards adopted.	The City is hereby authorized, subject to the review provisions of SMC 21B.85.040, to modify the stormwater requirements, standards, and specifications. (Ord. O2010-293 § 1 (Att. A))	Amended existing code	Amended existing code to require development in the Town Center to be subject to the SWDM and the Sammamish Addendum.	(1) Stormwater standards in the Town Center shall be in accordance to the adopted Surface Water Design Manual and Sammamish Addendum. (2) The City is hereby authorized, subject to the review provisions of SMC 21B.85.040, to modify the stormwater requirements, standards, and specifications. (Ord. O2010-293 § 1 (Att. A))			✓
21B.84.040 Review and appeal.	[…] (4) Modification or Elimination of Requirements. Compliance with the adopted stormwater standards and specifications, and applicable low impact development improvements, shall be required to the maximum extent practically feasible. The City is authorized to approve the modification or elimination of stormwater standards and/or low impact development improvement requirements, standards, and specifications set forth in Appendix G of the document entitled "Town Center Stormwater Comprehensive Plan" as adopted by Resolution R2010-430 as follows: (a) The burden of proving that a proposed modification or waiver of stormwater standards and specifications, or low impact development requirements, meets the criteria enumerated in this section shall be on the applicant. Absence of such proof shall be grounds for denial of the request; (b) All requests to modify or eliminate required stormwater standards or specifications, or low impact development improvements, shall be based upon site specific analysis of the feasibility of required improvements, standards and specifications. Such analysis shall include evaluation of site and vicinity soils, hydrology, and other factors, as determined by the City, affecting the successful design of the stormwater or low impact development improvements. (c) In approving a modification or waiver to the stormwater standards or specifications, or low impact development improvements, the City may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal.	Amended existing code	Amended existing code to remove the ability to modify or eliminate stormwater management requriements.	[…] (~~4) Modification or Elimination of Requirements. Compliance with the adopted stormwater standards and specifications, and applicable low impact development improvements, shall be required to the maximum extent practically feasible. The City is authorized to approve the modification or elimination of stormwater standards and/or low impact development improvement requirements, standards, and specifications set forth in Appendix G of the document entitled "Town Center Stormwater Comprehensive Plan" as adopted by Resolution R2010-430 as follows:~~ ~~(a) The burden of proving that a proposed modification or waiver of stormwater standards and specifications, or low impact development requirements, meets the criteria enumerated in this section shall be on the applicant. Absence of such proof shall be grounds for denial of the request;~~ ~~(b) All requests to modify or eliminate required stormwater standards or specifications, or low impact development improvements, shall be based upon site specific analysis of the feasibility of required improvements, standards and specifications. Such analysis shall include evaluation of site and vicinity soils, hydrology, and other factors, as determined by the City, affecting the successful design of the stormwater or low impact development improvements.~~ ~~(c) In approving a modification or waiver to the stormwater standards or specifications, or low impact development improvements, the City may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal.~~			✓

Table 6 – Title 25: Shoreline Management

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
N/A	**N/A**	**No changes/ action taken**	**No revisions proposed; existing code language does not inhibit the use of LID BMPs or site planning techniques.**	**N/A**			✓

Table 7 – Public Works Standards

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
11.5. Driveway	[…] 2. All driveways shall be constructed of Portland cement concrete (PCC) or asphalt and shall be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. 3. Joint use driveways serving two adjacent parcels are permitted upon formal written agreement by both property owners and approval of the Public Works Director. The agreement shall be a recorded easement for both parcels of land specifying joint usage. Joint use driveways shall be a minimum of 15 feet wide and paved along that portion which serves both parcels.	No changes/ action taken	No revisions proposed; existing code language allows for joint use driveways, however public works staff could consider reducing driveway width along portion of driveway that is shared to a minimum of 10' (consistent with minimum access width for a driveway serving a single home).	N/A	✓		✓
12.8. Private Streets and Alleys	Table 12.5 Private Street Dimensions NUMBER OF SINGLE-FAMILY LOTS; TRACT OR EASEMENT WIDTH (FT); PAVEMENT/TRAVELED WAY WIDTH (FT); MAXIMUM LENGTH (FT) Private Street (4 or fewer dwelling units); 26 (with an additional 6 feet utility easement outside tract); 20; 150* Private Street (4 to 30 dwelling units); 30; 24; 150* Alley (Residential only, no more than 30 dwelling units)**; 20; 20; XXX max.	No changes/ action taken	No revisions proposed; existing code language requires new private streets to be 20’ in width and a maximum of 150’ in length without a turnaround, consistent, however public works staff could consider reducing pavement width to 20' where parking requirements are met with off-street parking and covenants are recorded that	N/A	✓		✓

Code reference	Existing code language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
			prohibit on-street parking.				
14.2. Sidewalks	[…] D. Sidewalks abutting single-family residential uses shall be at least five feet wide. E. Sidewalks abutting uses other than single-family residential shall be at least six feet wide. […]	No changes/ action taken	No revisions proposed; existing code language requires sidewalks adjacent to single-family residential uses to be 5' in width consistent with most standards.	N/A	✓		✓
14.3. Paved Paths	[…] E. Acceptable surface materials are asphalt concrete (asphalt) and Portland cement concrete (PCC).	No changes/ action taken	No revisions proposed; however existing code language should be updated to be consistent with language in the SMC which allows for permeable pavement on paths and walkways.	N/A	✓		✓
16.1. General	A. Hard surfacing such as asphalt concrete or Portland cement concrete (PCC) is required within the right-of-way. B. Grades steeper than 20 percent (when approved by deviation) must be paved with PCC. C. Use of permeable pavement in the right-of-way requires review and a deviation approval by the Public Works Director.	No changes/ action taken	No revisions proposed; existing code language allows the use of permeable pavement within the right-of-way if a deviation is approved by the Director.	N/A	✓		✓