13.01.050 Stormwater runoff control standards.

A. The review and approval of construction permits for regulated activities subject to this chapter shall be based on the conformance of the development plans with the standards of this section. The city official may impose any conditions of approval needed to assure that the development plan meets the appropriate standards.

B. Generally, the city stormwater runoff control standards are based on low impact development (LID) techniques that minimize impervious surfaces and infiltrate stormwater on site. Tight line conveyance of stormwater onto adjacent property will be allowed only if there is no other feasible alternative and only if the proposed location and volume of runoff will not change.

1. If the development proposes more than two thousand square feet of impervious surface, the developer shall calculate the estimated runoff volume for the design storm specified by the city official. The runoff volume shall be calculated as follows: impervious area (sf) x 0.10 (ft) = runoff volume (cf).

2. Infiltration facilities must be constructed capable of infiltrating the design storm runoff volume.

3. If the development proposes less than two thousand square feet of impervious area, the developer shall provide for and install industry standard LID facilities to control runoff from all impervious surfaces.

4. In either instance the developer/homeowner is encouraged to consider potential to size and locate detention tanks to allow storm water to accumulate during wet months for re-application to the site as landscape irrigation during dry months. This source may only supplement rather than eliminate reliance on potable water for landscape irrigation but as costs of water increase so does the incentive to decrease reliance on potable water for landscape irrigation.

5. The developer/homeowner may receive a runoff volume credit for retaining significant and special trees on-site. Significant and special trees are defined within WSMC 18.40 (Ord XX).

a. The credit is such that the square footages for impervious surface requiring stormwater treatment is offset by the canopy square footage of on-site significant trees at a 2:1 ratio. For example, a 1,000 square foot canopy equates to 500 square feet fewer of impervious surface that has to be treated on-site per WSMC 13.01.050.B(1).

(Ord. ~~No. 2012-11-903, § 1(Attch), 11-26-2012~~)