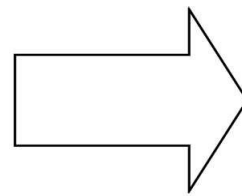


General Comparison Between Current Lake Whatcom Regulations and Proposed Amendments

PDS document; for discussion purposes only. January 12, 2012 Whatcom County Planning Commission meeting.

The **CURRENT REGULATIONS** utilize a one-size fits all approach for addressing impervious surface, vegetation retention, and stormwater management. Specific phosphorus treatment of stormwater runoff is not incorporated into these regulations.

- **Impervious Surface** (WCC 20.71.302)
 - In the Rural (R) zone, impervious surface and structures limited to 10% of the lot or parcel.
 - In the Urban Residential (UR) and Rural Residential (RR) zones, impervious surface and structures limited to 20% of the lot or parcel.
 - (i) Where the above cannot be achieved, this section allows 2,500 square feet of total impervious surface area.
- **Clearing Thresholds and Vegetation Retention** (WCC 20.80.735 2 (d) (i))
 - All parcels can clear up to a cumulative 35% or 5,000 square feet of the existing tree canopy, whichever is greater. For parcels 2-5 acres, the remaining canopy must be recorded and managed as a Protected Native Growth Area (PNGA).
- **Stormwater Treatment** (WCC 20.80.636)
 - Permanent on-site stormwater quality and quantity facilities shall be required on all lots less than five acres in size for projects that meet either of the following criteria:
 - (i) New construction or remodels that increase impervious surfaces by more than 500 square feet; or
 - (ii) Renovation projects where the estimated cost of the work exceeds 50 percent of the assessed value of the existing structure. Interior remodels, nonpolluting roof replacements, house maintenance and energy upgrades shall be exempt from this requirement.
 Facilities shall be subject the provisions of the Whatcom County Development Standards, Chapter 2, Section 221, shall apply to the entire property.
 *(Development standards require basic infiltration or dispersion Best Management Practices (BMPs). **These BMPs do not necessarily treat phosphorus.**)



The **PROPOSED AMENDMENTS** provide 3 options for addressing impervious surface, vegetation retention, and stormwater management. The proposed amendments were developed to achieve no additional phosphorus loading beyond a native, forested condition. (WCC 20.51.420)

- **Impervious Surface**
 - No automatic impervious surface limitations for development in any zone. (If selected, the full dispersion option below has impervious surface ratio requirements.)
- **Clearing Thresholds and Vegetation Retention**
 - No automatic clearing restriction. (If selected, the full dispersion option below may limit clearing area.)
 - Protected Native Growth Areas (PNGA's) only required for the development that utilizes vegetation to treat stormwater runoff.
- **Stormwater Treatment (WCC 20.51.420 1 (a), (b), (c))**
 - New thresholds trigger stormwater review and treatment options:
 - (a) A land disturbing activity (per the Washington State Department of Ecology Stormwater Management Manual for Western Washington (WSDOE SWMMWW) definition) of more than 5000 square feet of land, and/or
 - (b) Creates or adds more than 200 square feet of new, replaced, or new plus replaced (as defined by the WSDOE SWMMWW)
 - (i) Impervious surface area, or
 - (ii) Pervious or porous pavement or paver area,
 - (c) Creates a subdivision or short subdivision

If one or more of the new thresholds are met, one of the following three options for treatment of stormwater must be utilized. Only the development activity that is applied for must meet the new stormwater standards. (Ex. If the development action being applied for is the addition of 800 square feet of impervious surface, the new impervious surface must meet the new stormwater standards; not the entire existing structure.)

Option #1

Full Dispersion: (WCC 20.51.420 1(d) 2, 3, or 4)

- The development is limited to 10% impervious surface area on the development site where stormwater runoff from that impervious surface and other landscaped areas are dispersed on the ground through native vegetation.
- Ratio of native vegetation area to impervious surfaces is 6.5 to 1. (Ex. 65% native vegetation to 10% impervious

Option #2

Full Infiltration: (WCC 20.51.420 1(d) 1)

- All stormwater generated by new development is 100% infiltrated into the ground as calculated by Ecology's Continuous Runoff Computer Model.
- The full infiltration option treats phosphorus beyond the basic infiltration BMPs. Full infiltration is defined in the WSDOE SWMMWW.
 - Examples include infiltration trenches, infiltration basins, and infiltration drywells.

Option #3

Fully Engineered System: (WCC 20.51.420 1(e))

- Requires a licensed engineer that may employ all techniques and all technologies available to not exceed the phosphorus loading profile of the property from its native vegetated