

# Public Meeting Transcript

July 15, 2025

The following is a transcript of the public meeting held by Seattle Public Utilities and Seattle Department of Construction and Inspections on July 15, 2025. The intent of the meeting was to describe the first draft of the proposed 2026 Seattle Stormwater Code and Manual update. The transcript correlates to the recording of the meeting that is posted to the “Get involved” page of the Stormwater Code and Manual Update 2026 website:

<https://seattle.gov/sdci/codes/changes-to-code/stormwater-code-and-manual-update-2026/get-involved>.

If you have questions about the meeting, please email [matthew.bateman@seattle.gov](mailto:matthew.bateman@seattle.gov).

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I'm glad you're here.

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All right. Welcome, welcome.

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All right. Well, I know there will be more people trickling in, um, and as you heard and hopefully saw in the chat, we will be recording the meeting today, both for note-taking purposes and also so that we can share that recording on the website, um, which will.

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Share a link to later on, but we want to make sure this is available for people who can't attend in person today.

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Um, welcome to the first public meeting for the 2026 Stormwater Code and Manual Update. I'm so glad you're here.

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Um, there are instructions in the chat, uh, if you'd like to rename yourself, um, especially for the Q&A later on, I want to be able to call on you by name.

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Um, and I will introduce in a moment our tech support person if you need any support with, um, renaming yourself.

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My name is Rebecca Allen, I'm your facilitator today. I'll make some additional introductions in a moment.

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Um, but like I said, we are recording. And I look forward to sharing this with the public. Our goals for today's session, we are here today to share with you and hear your questions. Seattle Public Utilities and Seattle Department of Construction and Inspections.

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Are pretty early in the process of updating the stormwater code and manual.

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Um, as you may know, it was last updated in 2021, so that's the version that you're probably familiar with and that we'll be focusing on today.

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Um, so our goals for this meeting are to provide an overview of the proposed 2026 Stormwater Code and Manual changes.

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We want to answer your clarifying questions. Um, there is a lot to present, but we'll set aside about 20 minutes near the end of the call.

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Um, and also, you can ask your questions in the chat throughout the meeting, and we will be attempting to answer those as we go, and.

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I've definitely documenting your questions. Um, we'll also share how you can provide input on this first review cycle, and make sure you know about future opportunities to provide your input.

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Um, so as we get started, our agenda for today, once we finish up with welcome introductions, I'll pass it over to the city team to talk to you a little bit about the project background, give a little update on our status.

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With these updates, um, we'll go through the key stormwater code updates.

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Take a short break, um, and then we'll come back and dive into the key stormwater manual updates.

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We'll make sure you know what next steps look like, and we'll have our Q&A for about 20 minutes.

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Um, just some really basic ground rules for us today, some requests we have of you so that we can all share this time and space, um, and reach our goals.

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We do recommend, if you can, be on a computer for this call, just so you can see the slide deck a little more easily, but glad you're joining on whatever device.

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Uh, if you can, um, we are leaving the chat function on today, so like I said, you can use it today to ask questions throughout the presentation, so you don't have to remember them till the end. We do have a couple of subject matter experts in the room with us.

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Who will be answering, um, questions throughout as they can, if there are maybe more complex questions, we may save those until the Q&A and read those out to you, so that everyone can hear the response.

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Um, we do recommend using a headset if you can, so you can hear us, um, and also so that we can hear you if you end up speaking out loud during the Q&A.

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I do ask that you stay muted, unless it's your turn to speak.

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During the question and answer. Um, and just to stay focused on our goals for today.

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Um, as I mentioned earlier, but I know a few people have joined, we are recording this meeting today for note-taking purposes, and it, um, the recording will also be shared on the Seattle Department of Construction and Inspections website, if you'd like to reference it later.

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Um, and last but not least, I did want to mention that if you would like closed captions, or there's even a translation option built into Zoom.

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You can go to the toolbar at the bottom, usually at the bottom of your screen, though it depends on your device.

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Um, and look for the option to show captions, um, and you can turn those on for yourself, if that's something that would be helpful for you.

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I'd like to make a couple of introductions, like I already said, I'm Rebecca Allen, I work for the VITA agency, and we're supporting this project, the communications piece of it, uh, here with me today. I'd like to introduce Valeria Herrera. She is here, um, on tech support, so if you need any.

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Help from her, you can reach out to her in the chat. You can either search for her by name, Valeria.

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Or send a chat to the whole group and say what you need, and she'll address it.

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Um, I also have Olivia Wright here today with, um, Herrera. She's a senior engineer who will be supporting us with note-taking.

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Um, also on the call, we have some leads from the city, uh, city side of things. Um, Sherelle Ehlers is here with SPU, she's the Stormwater Policy Advisor.

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Matthew Bateman from Seattle Department of Construction and Inspections, a senior drainage reviewer, and Jess Hybritz from SPU Stormwater Permit Manager. So, grateful to the three of you for being here. You'll be hearing more from them in a moment.

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Um, and that's our team for today. And with that, I'd like to hand it to Sherelle, who's going to kick us off with a project background, some scope and schedule information.

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Great. Thank you, Rebecca. Um, thank you all for being here today. Um, I really appreciate you taking the time.

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And I just want to acknowledge that, um, city and consultant staff have been working really hard.

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On this update so far, and, um, I'm very thankful for them as well.

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Um, I... we're here today to share with you the different, um.

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Changes that are being proposed. And, um, we really want to hear and receive your comments and suggestions on them.

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And I just want to point out, this is the first opportunity for you to provide input.

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And that will be, um, also. Providing other opportunities in the future that will be highlighted today.

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So, just to start out, I'll provide a bit of background on the Stormwater code and manual.

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I don't know if it notes here, it's... the purpose is to protect life, property, and the surface waters.

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Um, from harm, and then one of the reasons we have the stormwater Code is because we must meet.

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Requirements of the state and federal law. But Seattle has had a stormwater code since 1979, long before ecology even existed.

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And was necessary because Seattle's urban environment. Is an urban environment and is... is a very complicated system, as some of you know.

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Um, now, having a stormwater. Code and manual is required under the Clean Water Act.

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And, um, our NPDS permit, our National Pollutin. Discharge elimination system permit. I'll try not to use acronyms, but it's hard not to.

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Um, this permit is the reason that we're... there have been major revisions, um, to the stormwater code over time.

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Um, those occurred in 1992, 2000, 2009. 2016, and the last revision in 2021.

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The Stormwater Code and Manual includes, um, some source controls for... source controls for businesses and residents.

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Construction requirements for private development, as well as city requirements.

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This current update is primarily driven by the Washington State Department of Ecology.

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Issue a new stormwater permit manual in August of 2024. Seattle and other municipalities must achieve fluency to this permit.

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Which authorizes stormwater discharges to waters of the state. Including Puget Sound and the Duwamish River, as well as wetlands, creeks, and lakes.

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Achieving equivalency is non-negotiable. And Seattle Stormwater Code Manual must become at least equivalent.

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Do ecologies permit manual, um, next year? By the July 1st, 2026 deadline.

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Throughout the slides, we have identified updates that were done to achieve equivalency with the ecology requirements.

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And these updates are highlighted by the red pushpin that you see on this slide.

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In addition to equivalency, um, our goals also include identifying and incorporating policy shifts.

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Simplifying, clarifying, and improving the documents and tools. And incorporating feedback from stakeholders like you.

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I'll mention that balancing mandatory requirements. With flexibility is key. While some aspects of the code and manual are fixed.

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We aim to innovate where possible to address. Evolving challenges, especially.

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As climate change impacts storm patterns, and the city continues to densify with much-needed housing.

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The 2026 Stormwater Code and Manual Update Project will be focusing on.

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Equivalency items, those items that we must change. Or that ecology needs to review.

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Um, examples of those are shown here in the green circles and include items such as updates to the on-site stormwater list.

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Flow control and treatment changes for roadway projects. And applying thresholds for ecology's requirement... per ecology's requirements.

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We originally thought we would also try to update.

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Update any needed stormwater-related changes in the public drainage system director's role in the side sewer director's role, but given the importance of meeting ecology's July 1st 2026 deadline.

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For equivalency, the 2026 update will only focus on. The changes within the stormwater Manual and other related changes in the stormwater code.

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Um, as noted, we're working under strict deadlines set by ecology.

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Um, they're laid out here in... on this schedule. Um, one of those deadlines that we met.

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That we have already met is that we submitted the proposed drafts in Stormwater Code and Manual.

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To ecology before the July 1st. 2025.

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Deadlines so they could begin their equivalency review. During ecology's review and afterwards, you'll have multiple times to provide feedback.

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And suggestions, including during this first public review, which is. Occurring now through August 8th.

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We, of course, will accept comments after the August 8th deadline, but we'll use the comments we receive.

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Up to that point, uh, to help organize, uh, the listening session, we have planned for.

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This fall. This, uh, listening session will be an opportunity for a discussion on the proposed changes based on.

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Um, the comments that you provide, and to hear in detail your ideas on how to better improve.

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What has been proposed, uh, and changes where we can. Given ecology's requirements and other factors.

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Ecology knows that all public agencies must do public reviews. And is expecting changes even after they complete their initial equivalency review.

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So there's still time for us to make changes and incorporate them for Ecology's final approval.

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And your review during the second, uh, public. Review plan, uh, well, to occur at the beginning of 2026.

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Um, once we have that second review, this will give us time to make final updates and start the legislative process.

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So that we can meet Ecology's deadline. Of making the.

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Stormwater code and manual effective next year by July 1st of 2026.

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I get to hear a lot of talking for a little bit here.

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Um, before I go into the proposed changes for the Stonewater Code, I want to point out that we have.

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Posted a table of changes on the project documents updates page.

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And on there, this tape... there's a table. This table includes more details and minor changes that are not highlighted in today's slides.

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And also, I'll acknowledge that while it may be frustrating, we've removed the code language from Volume 1.

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And are asking that you review the code changes contained in the draft code we have provided.

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The code gives, um, the authority to regulate, and the manual.

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Uh, which is also a... which is the director's role. Um, so....

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That we need to have the code, um, to do the regulation under the manual.

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So we need to rely on the code document and reviewing changes.

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Um, but to help facilitate your review, we've also included code references in the table of changes, and in Volume 1, so you can do the.

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More easily do the crosswalk. Um....

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As I mentioned previously, throughout the slides, we have included a red pushpin to highlight the required equivalency changes from ecology.

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And you can see there are quite a few on this overview of changes.

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Um, I'll go to... into more detail on these, but.... Um, there's, um....

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The overall... the high-level changes include revising the utility work and pavement maintenance exemptions.

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To be consistent with the 2024 permit. Um, revised dates regarding vesting, so that they're up to date with the permit.

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Added clarifications for applications of thresholds and a new definition. For Common Plan of Development to be consistent with the permit.

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Updated, um, definitions for new and replaced hard surfaces. To also be for consistency.

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They're also sharing the revised, um, single-family residential project definition. To mirror the current of what's currently being proposed in land use code update.

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Initiative, um.... Added new plus replaced hard surface to flow control and treatment.

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Requirements, uh, thresholds for, uh, roadway projects. Um, this is another equivalency requirement.

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Updated various lists, uh, the on-site, um, stormwater lists. To facilitate increase in tree canopy and stormwater management.

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Improve the feasibility of buyer retention and space-limited urban areas. And provide additional BMP options.

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Um, as well as. Acknowledging, uh, the temperature increases in atmospheric deposition.

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Um, associated with roofs. Um, we also, um, have updated the wetland protection method, too, to be, uh.

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Equivalent with ecology. And there's, uh, revisions to the term.

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That ecology made from calling, um, enhanced. Uh, treatment to metals treatment.



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And various treatment thresholds have been updated as well. We also updated drainage control review and application requirements thresholds to ensure adequate review of erosion control measures and tight urban environments.

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And to be consistent with the threshold requirements in the permit.

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So, this is where I'll go into more detail on each of the things I highlighted, um, there.

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Um, currently, uh, currently there are already certain activities that are exempt from certain.

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Requirements, um, such as flow control, on-site stormwater management, and water quality.

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Water quality treatment. And ecologies permit update, we were required to make changes related to utility work.

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And pavement maintenance activities. Specifically, um, these changes include that utility work.

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And pavement maintenance activities associated with the parcel. Our roadway project, um, are no... are not considered exempt.

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Separately, we also clarified. As allowed by ecology, that if certain exempt activities.

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Trigger ADA improvements, such as curb ramps. The ADA improvements also have the same exemption as, um.

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Of what the, like, a utility project would have as well.

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Um, the permit requires updates to the vesting sections in the code for both city and city agency projects.

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And other project types. The revisions state that a project reviewed under the 2021 Stormwater Code must start construction by July 1st of 2026.

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Or the project must follow the 2026 Stormwater Code. And similarly, uh, project reviewed under the 2026 Stormwater Code.

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That does not start construction, but by July 1st of 2031.

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Must follow the 2031 Stormwater Code. That's way off in the future, but something to keep in mind.

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There have been, um, diff.... Definitional changes, um.

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For starters, there are a few new definitions. Um, one is for consistency with the stormwater permit.

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And for, um, clarity. We've added, um, the definition of closely related projects to the code.

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There's no substantive change by adding the definition. And like I said, it's just added to the code, um, for consistency and, uh.

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Authority. And additionally, we've, um, included the definition of common plan of development.

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Which is an ecology's definition, um.... We did not include the.

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Um, portion of the college's, uh, definition that says. Common Plan of Development or SAILE.

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Um, and have left the sale part off because. During construction, we don't....

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Regulate the sale of projects. Um, we've moved permanent, uh, pavement maintenance practices definitions from the exemption sections.

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And updated to the permit, um, per the permit requirements. And we moved vehicular use definition from.

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Pollution-generating impervious surface. To a stand-alone....

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Definition, since it applies to multiple definitions. We also added clarifying language to the existing light rail and airport parameters.

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For consistency with the permit. Um, these additions are... do not have any substantive change.

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To the pollution generating criteria that already exists. Um....

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We also are proposing to delete 3 different definitions. These include deleting the.

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New pollution generating and replaced impervious surface. Definitions, since they are defined under the corresponding hard surface definitions.

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Instead, just, um, you can refer to the. New hard surface.

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Definitions or the hard surface definitions. And noting that the hard surface.

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Definition and impervious surface definitions remain unchanged. So it's just a little bit of a cleanup.

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Um, continuing, um, there's been some revisions to the definitions. Um, for development, um, we added that street permits are also considered, um.

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Development, and.... Also added that high-use sites include commercial industrial sites with.

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Average daily counts of 300 total trip ends per day. Um, in addition to the already included 100 vehicle per thousand.

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Um, breast area, um.... Is required under the permit.

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Both of those are required under the permit. The definition for a large project was updated, and it includes lowering the threshold for land-disturbing activity from.

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1 acre to 10,000 square feet. Due to erosion and sediment concerns.

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And then we also corrected the, um, municipal stormwater MPDS permit.

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Definition to not only be limited to the Seattle area, because it applies.

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Outside of Seattle as well. Continuing on with the updated definitions.

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Updated the new hard surface definition to a bulleted list for clarity and alignment with ecology.

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We've replaced, um, the re.... Revised the replaced hard surface definition to clarify.

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And be consistent with ecology's definition. In that for structures, the foundation must remain, and for pavements, the base course must remain in place.

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To be considered, um, a replaced hard surface. If either are removed or graded, then the surface is considered new, not replaced.

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And also, in a few slides, I'll cover the changes to the single-family residential project.

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Definition when I go over the other changes that are proposed.

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For that project type. And finally, we....

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Uh, there's been an update to the site definition. Um, for consistency with the permit.

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Um, and adding that a site may include multiple parcels. And our sections of the right-of-way under development.

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Moving on from definitions, in section.... Um, of the Code 22802.

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Conditionally, um, permissible discharges. Um, again, to be compliant or equivalent with the ecology's permit.

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Um, limits for added to external washing to protect, um. Pcb's from entering the stormwater system due to PCB use.

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Um, such as, um. For window caulking on bullet buildings, or buildings constructed or renovated between 1950 and 1980.

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It could... and this, like I said, is for equivalency with the permit.

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And then also added limits to lawn watering and irrigation runoff.

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As well as only using non-toxic tracing dye when dye testing stormwater pipes.

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For discharges, um, from all real properties, broadened discharge rule. To include more types of dog runs, not just, um, rooftop ones based....

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This is based on inspector experience and downstream testing from these types of facilities.

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Um, for.... Consistency with ecologies, changes to the stormwater permit.

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Um, we also added that thresholds apply to the entire project.

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That... that this terminology, or this concept is... already applies to, um....

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Closely related project, it's already included in the code for closely related project.

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But also, um.... Reference to common plan of development, short plat, and subdivisions was also added to this section.

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Um, and finally, um. Additional language was added to clarify.

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Um, that hard surfaces, um, coverage limits. Um, that are assumed during subdivisions of short plots.

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Um, was added as well. So that there's consistence.

00:23:58.000 --> 00:24:06.000

Consistency and clarity on how those, um, coverages will be applied.

00:24:06.000 --> 00:24:13.000

So, going to the. Specific project-related changes, um, I'll go through each of those.

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As I mentioned, um, the definition for single-family residential project, um.

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Has been revised, and we're sharing, um.... What has, um, been....

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It's included in the Land Use Code Ordinance. Changes that are currently under.

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Council consideration as a separate effort. Um, the changes that are proposed.

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Maintain status quo and continue to allow one principal unit. And two, accessory dwelling units on a site to continue to meet the definition.

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A single-family residential projects. And, um, importantly, they are still only required to provide soil amendment and on-site stormwater management.

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As with all the project types, there are updates to the on-site list, which I'll review on the next slide for the single-family projects.

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Um.... Some of you are very familiar with these lists, um....

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The first change for single-family residential project is. Moving the rainwater harvesting, um.

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Bmp, um, up to Category 1. Um, just to provide more flex... project flexibility.

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Since, um, it could be some... some applicants have asked to use.

00:25:36.000 --> 00:25:42.000

It's ahead of using full dispersion or infiltration trenches or drywalls.

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Um, to remove the barriers to planting trees and to provide more project flexibility.

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To meet stormwater and tree regulations. We, for, um, December 2 on here, clarified that rain gardens and bioretention facilities.

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Can include a tree, and we're working on some details for that.

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That will just, um, that will be include... eventually be included in Volume 3.

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We also added a new optional BMP called Structural. Bio retention, um, this is something that Matthew will review more in, um.

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And when he reviews the Volume 3 changes. But, um, some might be familiar with this as a silver cell or some other kind of structural bioretention that.

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Um, works both well for, um, stormwater management and. Um, tree growth in canopy.

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Um, and as I noted, this is an optional BMP. That, um, can be looked at and used, um, as a Category 2 if it's infiltrating with a tree.

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Category 3, if it's infiltrating without a tree, and Category 4.

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Um, on the same level as non-infiltrating bioretention. Um, if, um, if it's a tree is included.

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And then finally... oh.... Actually, let's see, um....

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And for the fourth item, um, we clarified that approved BMP equivalents are allowed.

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For a permeable pavement facilities. And surfaces, um, the under... the under galleries.

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That, um, can be used. Um, these are currently allowed, um.

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In the current stormwater manual, but.... It's not explicitly included in the.

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Osm list, so we added a footnote here. Um, and number 5.

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We also added a footnote that infiltration testing is not required.

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For permeable pavement surfaces or compost amended strips. This means that both these BMPs can be used in all areas of the city.

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Even if the site shows up on the infiltration Not Allowed map.

00:27:59.000 --> 00:28:07.000

Infiltration testing is only required to show infeasibility. And, uh, for number 6, we just....

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We renamed, um.... Single-family residential cisterns to residential cisterns.

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Just checking my time. Um....

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For the trail and sidewalk projects, there's minor changes in the code, and more... a few.

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In Volume 1 that Matthew will cover. But for the code, um, the updates include, um, changes... similar changes that I just met.

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Noted for the single-family list. Um, which I'll share with you on the next slide.

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Um, again.... In this list, um, it just notes that, um, rain gardens can, um, include a tree.

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And just to give that flexibility and increase tree canopy. And that infiltrating structural bioretention with a tree can be used as a.

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Osm, BMP, and Category 2. And then we also added, uh, the same clarification, um.

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That infiltration testing is not required to use, um, permeable pavement surfaces.

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Our compost-amended strips. Moving on to parcel-based projects.

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Um, there's, um, few... there's two changes associated with this. Um, one is the updates to the on-site list.

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That will look very similar, um, to what I've already talked about.

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And then also just adding that while not explicitly in the code.

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For capacity-constrained basins. Non-infiltrating bioretention, or what are also called planters.

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Will be allowed to use, um, to meet the peak flow controls, um.

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Standard. Um, if you're using the pre-sized. Tables for projects less than 10,000 square feet.

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Um, these will be the tables that were included in the 2016 manual.

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Um, note that these, um, will. Still not be allowed to meet the peak flow control standard in the combined sewer basins.

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And like I said, Matthew will. Cover this again when we, um....

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When he goes over changes proposed for the non-infiltrating bioretention. And then I will, um....

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Do the similar summary, um.... As what I've reviewed for single family.

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The move, uh, number one, moving the, um, rainwater harvesting up to Category 1.

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That trees and bioretention can include trees. I'm sorry, trees and rain gardens and bioretention could include trees.

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Um, and then, as an optional BMP. That the structural buyer.

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With a tree is an optional. Bfp that can be used, um, in categories 2, 3, and 4.

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If they meet certain parameters. Um, for number 4....

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Again, the same clarification that, um. An infiltration gallery can be used.

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Instead of, um.... Permeable pavement surfaces, that's, um.

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Footnote has been added to the onsite. List, and then also the clarification that you don't have to do testing for permeable pavement sidewalks.

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Our, uh, um.... Surfaces or compost-amended strips.

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And for number 6.... Um, but there is one change related to vegetative roofs.

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And, um, requiring the evaluation of vegetative roofs. For, um, projects discharging to a designated resite, saving water.

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Um, this aligns, um, with the other receiving borders. Uh, let's see, receiving water or body requirements.

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And has the same, um.... Thresholds of having a roof area of over 5,000 square feet.

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Um, and additionally, this aligns with. The green factor that's already required for evaluation.

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And then, um, finally for this list, um, number 7. Added that residential cisterns.

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Is an optional BMP for Category 4. Um, as it was for single-family projects.

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So, moving on to roadway projects, um.... There, this is the final project type.

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Um, there... this is where most of the changes have proposed for the.

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Um, project types, and two of which are required by Ecology.

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Similar to the on-site stormwater management list I already reviewed, there are also proposed changes to the roadway.

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Um, project list, um.... Also, the biggest change to meteor ecology requirements.

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Roadway projects also, um, the thresholds for them are also... they are being updated.

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Um, currently, most roadway project thresholds are only based on the new hard surface.

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But under the 2026, we're required to evaluate the thresholds. For new plus replaced part surface.

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Um, the result of this will mainly affect water quality treatment in the city, given the.

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Um, current flow control standards that are required. For, uh, roadway projects.

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And more projects will be... for more roadway projects will be required to provide.

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Water quality, um, treatment BMPs to treat roadway runoff. Um, this is one of the reasons we've also.

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Been working on adding tools to the toolbox. And, um, including the structural bioretention.

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Cells, because, um, they work well in tight urban environments and can.

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Have a permeable pavement, or, uh, sorry, hard surfaces over the top of them.

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And Matthew will share, um, a detail of that. When he goes over his....

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Is items. Um.... And lastly, um, the on-site list.

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Um, the... the difference for, um, roadway projects. Is that, um....

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In the other list. A tree, um, a rain garden, um, could include a tree.

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Or not, um, for.... The roadway list, it says that you have to install a tree.

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Um, if it's feasible, um, just to.... To help support.

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Um, that tree canopy. And again, um, this non-infiltrating bioretention.

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Um, can be used as an optional, um. Bmp for Category 2, or....

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Category 4, respectively. Um, these changes associated with the trees.

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Are proposed to support the mayor's Executive Order for the City to plant more trees.

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Um, requiring the evaluation of tree feasibility. Along with adding the optional, um, the option to use structural bioretention.

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Supports increasing tree canopy in the right-of-way. While also managing stormwater impacts.

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And then thirdly, and finally, the, um. But, like, the other project types, just....

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Clarified that infiltration testing is not required for. Permeable pavement sidewalks are compost-amended strips.

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Almost done. Um....

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There are a few changes that, um.... Are under the flow control section of the Stormwater Code and Manual.

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Earth and Water Code, um, and.... We clarify that in addition to the on-site stormwater management BMPs.

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All infiltrating, um, BMPs, such as infiltration basins and. Other, um, infiltrating-type BMPs must be used to the maximum extent feasible.

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To meet flow control requirements to. Um, for tree health... I mean, it's for stream health, and....

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Groundwater recharge and, um.... As well, um....

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And volume reduction. Um.... Also, there's been an update based on ecology's changes to the Wetland Protection Method Number 2.

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To allow greater flexibility in matching volume percentages. During the October and December months.

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Um, and then Matthew will also review a proposed change to the wetland standard to.

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To help, um, facilitate, um. Meeting the wetland protection standard in the summer months.

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Uh, when, uh, this will be reviewed under Volume 1 changes.

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Um, and also needs to be approved by Ecology. Um, also clarified that when evaluating flow control discharges from the project site.

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Must... you must meet the, um, the standard from the project site, as opposed to just the site.

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Um, to address, um, confuse... any confusion there may be. There has been. Again, for treatment, it's the same, that you have to, um....

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Look at all infiltrating BMPs. And then, as I mentioned before, ecology has changed the naming from enhanced treatment to metals treatment.

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And then, um, windmetals treat... and then there's been updates of when metal treatment is required.

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Um, and those changes include lowering the average annual daily trip count from 15,000.

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To 7,500. Um, and then including....

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It also includes roadways that provide on-street parking for commercial. And industrial areas, and adding sites that are subject to industrial activities.

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As opposed to industrial sites. And last slide on the code update is there are a few changes to the, um, drainage control review requirements to address concerns about erosion control and.

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Large projects with land deserving activity. Um, and the associated drainage, um.

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Pattern changes that.... Um, that can happen with those.

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Um, eh. We've also added changes to address equivalency.

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And then changes, um, include removal. Um, of noting that removal or of a building or a structure, regardless of whether this lab or.

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Foundation remains, counts towards the area threshold for drainage review. Um.

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The proposed to lower the threshold requiring a comprehension... a comprehensive drainage review.

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To 10,000 square feet of land district rake activity. The 5,000 square feet of.

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Um, art surface is not... that threshold is not changing. Um, clarified when a licensed engineer must prepare a drainage control plan for projects that create new outfalls.

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Um, that have... are without an available off-point of discharge. Or, um, are fully, um.

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Are fully infiltrating all the stormwater from the site. Also, remove the exemption for drainage review for projects in a city-owned right-of-way, and clarified.

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And in addition to closely related projects, thresholds apply to entire.

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Common plan of development, short plat, and subdivisions. When applying thresholds.

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And I think that's my last slide.

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Thank you, Sherelle. Um, thanks, everyone. I know some of you joined partway through, so I want to welcome you. Um, we'll drop some.

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Updates in the chat during our break that we're about to take, um, just to get you up to speed. We do welcome you to ask questions throughout the presentation in the chat as they come up, so....

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Feel free to do that, we'll also have a Q&A near the end for about 20 minutes.

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Um, but right now, we know this is a long meeting, so just want to give everyone 5 minutes to stand up and stretch and move around, take care of any needs that you have, and we'll meet back here at 1.45.

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We'll see you in 5 minutes.

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Hi, everyone! Welcome back. Give you a few moments to....

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Get yourself situated again, and then we'll get started with the second part of our meeting.

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So come on back, hopefully you can hear my voice. I know a lot of you are off-screen. Feel free to, like, give a little emoji reaction if you want, so I know you're back, but....

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Um, we will get started here.... So, before I hand it over to Matthew, um, just wanted to introduce this next section a little bit, um, and give you a sense of what's ahead.

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So, this next section will be focused on the stormwater manual updates. Many of the changes that will be copied into Volume 1 were covered when Sherelle covered the stormwater code changes earlier.

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That included exemptions, definitions, threshold changes. Um, but for other non-code items, Matthew, um, will take us through the changes for Volume 1.

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Um, as well as the proposed changes for volumes 2, 3, and the appendices. Um, and then Jess Hybritz will add to the PCB changes in Volume 2, and also cover the changes in Volume 4 source control.

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Um, and just an FYI, there are no proposed changes for Volume 5.

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Um, enforcement, uh, and with that, I will pass it over to Matthew.

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All right, um, can we go ahead and move to the next slide?

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Um, yeah, and.... So the stormwater code hex boxes in the... in Volume 1, you'll notice that they just refer back to the code.

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And for Volume 1, the minimum requirements, those are.... Those are the most of the substantive changes.

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And so, um.... I won't go over some of those again, um, but....

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Like, the thresholds to the start, um.... Water quality or flow control.

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Look to the code for those kind of.... Big changes.

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But there is kind of a big... well, organizational change. We shifted the utility project, pavement maintenance projects, remediation projects, and retrofit projects.

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Sections from Chapter 4, as well as the WSDOT and Special Circumstances.

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We moved on to Chapter 2, along with Identify Project Types.

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They just seem to make a little more sense to go along with the single-family parcel and....

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Roadway projects, and since he's our.... Um, these are project types, but they are... they're also where you see the....

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How the exemptions are. The code boxes that reference the exemptions are there, too.

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Okay. Um, so....

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I'm gonna... I guess I would like to say that I'm....

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These are... we're highlighting kind of the major changes. There are a few other minor changes that aren't mentioned in this PowerPoint.

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But, um, please go ahead and look... take a look at the list of clarifications, and then look through the manual at the red lines to see all the.

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The very specific changes. But we'll... we'll try to point out that the more important and impactful changes.

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So in Chapter 2 of Volume 1. Um, Cheryl mentioned this, but....

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One thing that I thought it was an interesting... something I'm glad has been added is that.

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It's noted that if an ADA improvement is triggered by, like, a utility or a pavement maintenance project.

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Then, um, that can be included in the limits of the exempt work.

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Unfortunately, we're pushing for, like, more of an exemption for ADA improvements, like, in general.

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But it has to all... this has to be if.... The ADA are triggered by that utility work.

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Like, say, you're doing, um.... Utility replacement, and then you did some work, and it triggered the need to do an ADA ramp.

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That could be exempt also, but.... In general, though, 8088 ramps aren't....

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Necessarily exempt. Um, we added a new section for the Common Plan of Development.

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And, um, common plan of development, it's kind of similar to Closer Related that we already had.

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But there are some key differences, um.... The biggest is, you know, that it's... it talks about phase projects.

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And so it.... It links projects together that, you know, aren't necessarily coming in the same permit.

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Um, but it's on the... based on being part of a single plan, and such as a phased project, even if that's constructed over multiple.

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Or, um, years as separate projects, or separate permits. It also includes projects in contiguous areas, but still under the same contract and other linear projects, like roadways.

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So that's... that is a bit of a change. We're keeping the closely related section.

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And so everybody's used to it. So together, these are gonna be....

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Tying projects together to... for thresholds. Um, two changes to closely related are....

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The first one is that this will apply during construction. Um, in addition to under review.

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The previous code, um.... Said that it only applied to projects under review, so this kind of....

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Extends through the construction period after approval as well. And it applies to projects that happen in the same lot. So, instance, like, if you have.

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A single family principal unit on one permit, and a detached accessory doing it on another permit, those are going to be looked at together for.

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For thresholds to determine what stormwater code requirements. Apply.

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Um, we have a new section. Just to clarify how determined thresholds for under-drained sports fields.

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These are... underdrained sports fields are an anomaly, because.... The stormwater, per the definitions, they both apply to, um.

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Hard surfaces, because they're under-drained. Any underdrained surface is a hard surface, and they also apply to.

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Pollution generating pervious surfaces. And so they potentially trigger water quality, but....

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So this just kind of clarifies how to determine those thresholds. It kind of boils down to, if you're doing water quality for it.

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You look at the 3 quarter acre of pollution draining impervious for water quality, and then all their, kind of.

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On-site stormwater management, drainage review, flow control, then, um, you'll consider it a hard surface.

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Because of the underdrain. Um, we added a next section just to describe the difference between new versus replaced hard surfaces.

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Because it's probably not what you think. I had always thought of it as, um.

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You know, kind of the difference of your total build-out. Minus what was there before, but that's not at all, um....

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Based on, kind of, ecology's definitions. And so.... I would, you know, basically any kind of redevelopment.

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Is gonna be considered completely all new. Anything where you remove.

00:51:55.000 --> 00:52:05.000

The foundations of any existing improvements and build anything. That's considered new, and... or if you build the same exact size thing in a different location.

00:52:05.000 --> 00:52:17.000

That's also new. We've added another section, 2.53, that clarifies, like, these replaced hard surfaces for remodels and reconstruction.

00:52:17.000 --> 00:52:22.000

So you know when... when you need to count. The area, and....

00:52:22.000 --> 00:52:26.000

There's a... we have a slight change of practice here. This is, uh....

00:52:26.000 --> 00:52:30.000

Kind of a change that, in the past, you had to, like.

00:52:30.000 --> 00:52:33.000

The way we had been enforcing it is, like, you had.

00:52:33.000 --> 00:52:38.000

You know, at Raindrop, had to see.... Um, like, disturbed area, like dirt.

00:52:38.000 --> 00:52:45.000

But potentially this means, like. This new definition and description is....

00:52:45.000 --> 00:52:52.000

Describes that even if you, um, maintain your. Your slab on grade and a foundation.

00:52:52.000 --> 00:52:59.000

If you remove it down to and expose the top of the foundation, then it's considered replaced, and it would be subject to.

00:52:59.000 --> 00:53:06.000

The stormwater controls requirements. Next.

00:53:06.000 --> 00:53:18.000



Um, in Chapter 3. We added some general, um, wetland protection guidelines for all wetlands, regardless of whether the wetland flow control standards applies.

00:53:18.000 --> 00:53:25.000

Is just some general, like, requirements about not disturbing and staying out of the buffers.

00:53:25.000 --> 00:53:32.000

So that's a new thing, we just... we grabbed that from the ecology manual.

00:53:32.000 --> 00:53:39.000

Chapter 4, the minimum requirements based on project type. Those are all, um, code.

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Um, in the code changes, so I'd refer you to that.

00:53:44.000 --> 00:53:50.000

And in Chapter 5. Or minimum requirement standards.

00:53:50.000 --> 00:54:02.000

Um, we added a new reference. Um, to Volume 3 for detention sizing in the case when you can't meet your flow control standard because the minimum.

00:54:02.000 --> 00:54:09.000

Half-inch diameter orifice. Um, doesn't allow for the standard to be met, and so we have specific.

00:54:09.000 --> 00:54:16.000

Sizing criteria in there. Um, and ecology had some new criteria also that we've referenced.

00:54:16.000 --> 00:54:22.000

That is really helpful in some cases. Um....

00:54:22.000 --> 00:54:31.000

Let's see... also in Chapter 5, um.... So there's... for the wetland flare control standard.

00:54:31.000 --> 00:54:37.000

Ecology has a new alternative method. In addition to a slightly revised.

00:54:37.000 --> 00:54:46.000

Standard. They have a new alternative method. For meeting the, um, wetland flow control for monthly volumes in the summer months.

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We've found that it's not really the monthly volumes in the summer months. I think due to our kind of built-out situations.

00:54:54.000 --> 00:54:57.000

Are built out environment. For the wetland standard, we've....

00:54:57.000 --> 00:55:04.000

It's more the daily volume. So we've added an additional alternative method when.

00:55:04.000 --> 00:55:10.000

You have a day in the summer where you're showing in the existing conditions, like, zero flow.

00:55:10.000 --> 00:55:16.000

And so we have a way to. Compare if you're meeting that plus or minus, you know, 20%.

00:55:16.000 --> 00:55:25.000

Um, daily volume. When... otherwise, it would be impossible to compare to zero.

00:55:25.000 --> 00:55:31.000

Um, and.... Then, of course, we just, you know, we change the name of Enhanced.

00:55:31.000 --> 00:55:38.000

Treatment to metals treatment. Which I think is really a good, great change, because.

00:55:38.000 --> 00:55:48.000

The target are just, you know, zinc and copper. That's.... Really, that's not all that that enhanced treatment ever really targeted, so metals makes us a lot more sense.

00:55:48.000 --> 00:55:54.000

To call it Bettel's treatment. Okay.

00:55:54.000 --> 00:56:02.000

Um, in Chapter 7 of Volume 1, we're really emphasizing. The need to evaluate and plan for temporary dewatering.

00:56:02.000 --> 00:56:08.000

And, um, and permanent dewatering. In your site evaluation.

00:56:08.000 --> 00:56:14.000

And site assessment, and also, um.... Like, potentially contaminated.

00:56:14.000 --> 00:56:21.000

Soils that may cause any runoff from the site to be contaminated.

00:56:21.000 --> 00:56:26.000

Um, and then Chapter 8. You know, we've, as Charles mentioned, we've....

00:56:26.000 --> 00:56:31.000

Change, reduce the.... The threshold for comprehensive.

00:56:31.000 --> 00:56:42.000

Drainage review. So now.... We've studied with the 5,000 unreplaced hard surface, but then for land-disturbing activity, reduced it from 1 acre down to 10,000.

00:56:42.000 --> 00:56:49.000

Square feet. And also includes, if you have no off-site point of discharge, you're infiltrating on-site.

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Um, or if you have an outfall, a new outfall, as Cheryl mentioned.

00:56:57.000 --> 00:57:12.000

So, in Volume 2, so construction storm, stormwater Control. Um, Chapter 1, we have a big new change of... it's a new section for turbidity and pH monitoring requirements.

00:57:12.000 --> 00:57:20.000

Um, this is a new requirement that we would have in Seattle to monitor your discharges. It would apply to large projects.

00:57:20.000 --> 00:57:27.000

To make sure your turbidity is meeting the.... The discharge requirements.

00:57:27.000 --> 00:57:34.000

Um, make sure that your stormwater controls are actually working. During construction.

00:57:34.000 --> 00:57:43.000

Um, there's also a new section, 1.3.4. It just describes that you need to analyze your upstream.

00:57:43.000 --> 00:57:48.000

Basins to see if there's any.... Runoff that's going to enter your construction site.

00:57:48.000 --> 00:57:53.000

That you need to deal with during construction.

00:57:53.000 --> 00:58:03.000

In Chapter 2, again, it's, uh.... Kind of the same thing as the comprehensive range review, but kind of revising the thresholds for small projects and large projects.

00:58:03.000 --> 00:58:12.000

So that the large project is triggered when there's.... 5,000 new and are placed of hard surface, which is the same, or 10,000.

00:58:12.000 --> 00:58:18.000

Of, um... of square feet of land disturbing activities. It's reduced down from 18.

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Hey, Kurt. And for all the BMPs.

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Um, we've had reference that you can use, um, ecology-approved, functionally equivalent BMPs.

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Their tape program, they've got a lot of functionally equivalent, so we are definitely open to all of those.

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Next. Um, in Chapter 4, Construction, Erosion, and Sediment Control.

00:58:50.000 --> 00:58:58.000

Um, we've clarified.... When to use high visibility... sorry, high visibility fencing.

00:58:58.000 --> 00:59:09.000

I'm BMP at the edges of, like, ECA non-disturbance zones. Just kind of obvious, but it just... I realize that it just wasn't written in our manual.

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Um, and we've also added, in Section 4.3.8, new kind of guidance and requirements.

00:59:17.000 --> 00:59:23.000

For sizing filtration systems and sediment tanks. For groundwater discharges.

00:59:23.000 --> 00:59:33.000

We previously had sizing criteria went for stormwater, construction stormwater, but we didn't have anything for groundwater. So this is a new... new guidance.

00:59:33.000 --> 00:59:44.000

Um, and.... Um, I wrote this section, so if anybody has any input, I would love to hear it.

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And Chapter 5, kind of the construction source control practices. We, um... I clarified, and then the building demolition demolition BMP.

00:59:55.000 --> 01:00:01.000

Just a few things to kind of consider for. Post-demolition considerations.

01:00:01.000 --> 01:00:08.000

Um, we've had a few projects that was... it was just really confusing how to button up the site, especially when you don't have.

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Construction coming right behind it, and the site's gonna sit there for a while.

01:00:13.000 --> 01:00:20.000

So, some considerations, like what to do with drainage, um.... How to treat it, um....

01:00:20.000 --> 01:00:25.000

Preventing it from just raining off into the right-of-way across sidewalks and that sort of thing.

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Um, and.... Jess, um, um, hybrids.

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From SPU, um, wrote in this section a few considerations for PCBs.

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So he's gonna get Jess to hop on and just tell us a little bit about that.

01:00:38.000 --> 01:00:47.000

Yep, thanks, Matthew. So PCBs, Sherelle mentioned it before, they stand for polychlorinated biphenols.

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They're one of the key pollutants in water bodies around Seattle.

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Um, and PCBs were added to some building materials, like caulk and paint and some.

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Siding and roofing and a bunch of different things, um, especially in commercial buildings and institutional, industrial buildings.

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To make them stronger and more durable. Uh, they're also banned by the federal government in 1979, but many buildings built in the 50s.

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60s and 70s still have PCB-containing materials on the exterior. And so stormwater can carry the PCBs from building materials into our drainage system.

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If we don't sort of more carefully carry out actions like, um.

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Building demolition and renovation, which we know. Can exacerbate the release of PCBs.

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From buildings. And so with that background, um, a number of the Volume 2 BMPs have been amended to help prevent PCBs.

01:01:47.000 --> 01:01:58.000

On buildings from entering stormwater. These updates, as you can see with the pushpin, they're required in order for the city's stormwater Manual to be equivalent to Ecology's manual.

01:01:58.000 --> 01:02:08.000

Um, specifically, they include some additional considerations during the planning, design, and implementation phases of building demolition and renovation projects.

01:02:08.000 --> 01:02:19.000

So, some examples of these BMP requirements, um, would be. Following Ecology's guidance document to determine if PCBs exist on a building.

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Um, if they're present, notifying the city. Installing storm drain covers, and using tools that generate less dust.

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And then also the waste handling and disposal BMPs are updated so that.

01:02:32.000 --> 01:02:39.000

Building materials suspected or known to contain PCBs are just not recycled back into the system, into use.

01:02:39.000 --> 01:02:47.000

And also, just to comply with the state and federal. Waste disposal regulations.

01:02:47.000 --> 01:02:54.000

Thanks, Jess. So, I'll jump now to Volume 3 changes.

01:02:54.000 --> 01:02:59.000

Um, and so, starting in Chapter 3, there weren't any significant.

01:02:59.000 --> 01:03:04.000

You know, there are a few, you know, clarifications in Chapter 2, but nothing significant.

01:03:04.000 --> 01:03:10.000

Um, but.... Chapter 3 in the sizing approach.

01:03:10.000 --> 01:03:19.000

Um, there's... in the, in the.... Feasibility for dispersion and infiltration facilities are slightly different setbacks from septic systems.

01:03:19.000 --> 01:03:28.000

Which isn't normally an issue in Seattle, but there's a few, especially in the northwest corner of the city, there's a few septic tanks.

01:03:28.000 --> 01:03:34.000

Um, and.... Sherelle mentioned this, but we've, you know, kind of....

01:03:34.000 --> 01:03:40.000

Added this requirement that when you're doing. Sizing or selecting your BMPs for flow control.

01:03:40.000 --> 01:03:47.000

You need to first evaluate. All infiltration options in addition to your on-site stormwater management.

01:03:47.000 --> 01:03:56.000

Options here, OSM options. Before choosing your traditional flow control BMPs, like detention vaults and detention tanks.

01:03:56.000 --> 01:04:02.000

Um, in Chapter 4.... Just your general design requirements.

01:04:02.000 --> 01:04:09.000

We have some slight clarifications for design criteria for using free settling.

01:04:09.000 --> 01:04:17.000

Just a... we just had to mention a few more options and... and kind of clarify the use of catch basins.

01:04:17.000 --> 01:04:27.000

Um, or clarified in Section 4.3.2. Some of the requirements for small projects with no off-site point of discharge.

01:04:27.000 --> 01:04:34.000

We actually renamed the section to, say, Small Projects, because it's... that's how we applied that section, was only to small projects.

01:04:34.000 --> 01:04:39.000

So, under 5,000 square feet of new and replaced hard surface.

01:04:39.000 --> 01:04:48.000

And.... We're, um, clarified performance goals when you're modeling infiltration BMPs.

01:04:48.000 --> 01:04:55.000

So, um, for instance, like, we're describing, like, if you're doing a small project with no off-site, put a discharge, you're.

01:04:55.000 --> 01:05:00.000

Your typical, um, performance goal is to. Infiltrate up to the 25 recurrence.

01:05:00.000 --> 01:05:10.000

25-year recurrence interval. Um, other times, you know, when you have a large project and you're infiltrating and you're not going to have an overflow.

01:05:10.000 --> 01:05:17.000

That's when you need to infiltrate your full, um.... The full stormwater model.

01:05:17.000 --> 01:05:22.000

The full runoff series that you route through the model. And so this section just kind of clarifies those goals.

01:05:22.000 --> 01:05:27.000

And also, if you're doing water quality, then you're... you only have to infiltrate 91%.

01:05:27.000 --> 01:05:37.000

Of the... of the flows. Um, and we've added some considerations for what you're infiltrating footing drains.

01:05:37.000 --> 01:05:47.000

We still don't have specific sizing requirements or guidance for footing drains, but there are some considerations that we require.

01:05:47.000 --> 01:05:57.000

Next. Um, there's some changes to Chapter 5, so Chapter 5.2, Tree Planting and Protection.

01:05:57.000 --> 01:06:02.000

Are gonna change to use the green factor tree list instead of the S dot tree list.

01:06:02.000 --> 01:06:08.000

Mostly because the S.perialist doesn't exist anymore, and.... They moved on to a different... a different method.

01:06:08.000 --> 01:06:16.000

Um, there's a new way to calculate existing tree canopy. This kind of only applies to....

01:06:16.000 --> 01:06:22.000

Determining drainage control benefit, not to any other kind of tree regulations.

01:06:22.000 --> 01:06:29.000

Um, there's new kind of tree spacing requirements. For the trees that would apply, that could.

01:06:29.000 --> 01:06:38.000

Use this BMP. There's new soil volume requirements for trees that are in planters.

01:06:38.000 --> 01:06:42.000

It's based on the.... Lining up with the grain factor.

01:06:42.000 --> 01:06:49.000

List as well. And we've added some, um, tree protection requirements.

01:06:49.000 --> 01:06:54.000

And, um.... For the minimum construction requirements.

01:06:54.000 --> 01:07:05.000

Um.... And there's some... some new maintenance and establishment requirements for tree planting.

01:07:05.000 --> 01:07:12.000

Okay.

01:07:12.000 --> 01:07:19.000

So in Section 5.3, the dispersion BMPs. We've kind of clarified, um....

01:07:19.000 --> 01:07:27.000

What kind of type of retaining walls could be in the additional 10-foot setback that's beyond the vegetated flow paths for dispersion BMPs?

01:07:27.000 --> 01:07:34.000

Um, this is mostly, like. You know, a small retaining walls that are less than 3 feet, and....

01:07:34.000 --> 01:07:39.000

Would not fall over into a neighbor's yard, or not in an ECA steep slope.

01:07:39.000 --> 01:07:48.000

Like, that they can be in that additional 10-foot setback. Um, which is beyond the already required vegetated flow path, which....

01:07:48.000 --> 01:07:56.000

Varies from BMP to BMP. We've clarified... Cheryl mentioned this, that, um....

01:07:56.000 --> 01:08:01.000

Infiltration testing is not required for the sidewalk, trail, compost admitted strip.

01:08:01.000 --> 01:08:10.000

Um, you can do it if you want to prove infeasibility, but, um, in order to use this BMP, you don't need to do infiltration testing.

01:08:10.000 --> 01:08:22.000

And we've added a new BMP that's in Section 5.3.8. Um, it's a BMP that Ecology had added for light rail elevated guyway dispersion.

01:08:22.000 --> 01:08:29.000

Um, just a way to.... Let drainage drip off these elevated guideways.

01:08:29.000 --> 01:08:35.000

And disperse. And....

01:08:35.000 --> 01:08:42.000

So, moving on to the infiltration trench section. Section 5.4.2.

01:08:42.000 --> 01:08:52.000

So, this is, um.... Kind of a big change I'm happy about. We'll reduce the minimum measured infiltration rate to 2 inches per hour.

01:08:52.000 --> 01:08:58.000

And so that's gonna give some more flexibility of using infiltration trenches.

01:08:58.000 --> 01:09:04.000

We've added that there's a 3-foot maximum trench vertical depth of aggregate storage.

01:09:04.000 --> 01:09:11.000

Reservoir, so the depths of gravel is... it's a 3-foot mix to kind of differentiate it from.

01:09:11.000 --> 01:09:21.000

Drywalls that could go much deeper. So this will be good for flexibility. This is... the 2 inches, kind of.

01:09:21.000 --> 01:09:32.000

And this, kind of, the maximum depth is kind of.... Going back to how we originally set the 5-inch per hour.

01:09:32.000 --> 01:09:43.000

Minimum for drywalls and stuff, um.... When we look back at how we did it, the infiltration trenches could have been lower, but there's....

01:09:43.000 --> 01:09:54.000

But it's based on ecology's old guidelines and. They had a maximum depth of gravel in their infiltration trenches.

01:09:54.000 --> 01:10:01.000

Um, okay. Um... so....

01:10:01.000 --> 01:10:07.000

This is for... for both... I have lit groups that infiltrated and non-infiltrated by our attention sections.

01:10:07.000 --> 01:10:18.000

Here, the BMPs, and so.... Um, one big thing is that we've added that the Ecology high-performance Bioretention soil mix.

01:10:18.000 --> 01:10:24.000

And the polishing layer can be used, um.... This is a really, um....

01:10:24.000 --> 01:10:32.000



Beneficial mix. It's a little expensive. Um, we're just.... But it works so much better at removing.

01:10:32.000 --> 01:10:37.000

Metals and nutrients, um.... So, we're not requiring that it's.

01:10:37.000 --> 01:10:45.000

Used, but we have it referenced. Um, so that we can encourage that folks can use it if they want to.

01:10:45.000 --> 01:10:55.000

Or if they have a special need for it. Um, we've removed the requirements from multiple cells in a single bioretention facility.

01:10:55.000 --> 01:11:02.000

Um, previously, if you were over, I think, over 5,000 contributing area, you had to break up your....

01:11:02.000 --> 01:11:08.000

Your facility into multiple cells. But we're gonna remove that.

01:11:08.000 --> 01:11:18.000

Uh, we... and.... We've revised the flow entrance requirements, and we've reduced pre-settling requirements.

01:11:18.000 --> 01:11:21.000

Spu had a study done, and they found that a lot of the.

01:11:21.000 --> 01:11:30.000

The buyer attention in the right-of-way. Um, didn't need the pre-ssembling that it had to, if it was properly sized, and so....

01:11:30.000 --> 01:11:35.000

We've, um.... A lot of the smaller buyer attention.

01:11:35.000 --> 01:11:43.000

Cells that may have.... Triggered pre-settling requirements will not require those anymore.

01:11:43.000 --> 01:11:51.000

Um, we've added a minimum length of 4 feet. Of the buyer retention facilities, when you have an underdrain.

01:11:51.000 --> 01:11:57.000

And that's just... the inspectors had told us that there's problems with.

01:11:57.000 --> 01:12:05.000

People being able to fit the pipe, and.... Overflow and cleanouts in, just not enough room to fit that... those.

01:12:05.000 --> 01:12:12.000

Fitting... that amount of fittings, so 4 feet's a new.... Minimum length, um....

01:12:12.000 --> 01:12:18.000

It's... the wit stays at... the minimum wit stays at 2 feet, or 18 inches, kind of depending on.

01:12:18.000 --> 01:12:27.000

On the configuration. We're changing the standard bioretention mix to a 70-30 mix.

01:12:27.000 --> 01:12:32.000

So that uses less compost. Previously, it was a 60-40 mix.

01:12:32.000 --> 01:12:42.000

And so that's beneficial, um, there'll be less nutrient release. Um, and metals from our mix.

01:12:42.000 --> 01:12:50.000

Um, we've added in feasibility criteria. Um, for deep vertical wildfire retention, so they're....

01:12:50.000 --> 01:13:00.000

You're not required for on-site stormwater management to do them if you end up having a facility that's deeper than 2.5 feet.

01:13:00.000 --> 01:13:10.000

And.... Um, we've added back the pre-sized peak flow control sizing for non-infiltrating bioretention.

01:13:10.000 --> 01:13:17.000

For capacity-constrained basins. Um, this is not applicable in combined sewer basins.

01:13:17.000 --> 01:13:26.000

But, um, in the last code, we had changed. The peak flow control standard, and found that the....

01:13:26.000 --> 01:13:32.000

The sizing didn't meet the new peak standard. Um, however, the new peak standard.

01:13:32.000 --> 01:13:40.000

Really was focused towards a combined sewer systems. And so we're... that's why we're bringing back just the pre-sized for these.

01:13:40.000 --> 01:13:47.000

For non-infiltrating by our attention. Um, in these other capacity-constrained areas that aren't combined, that....

01:13:47.000 --> 01:13:54.000

Allow you to get some flow control benefit. Um, when you're using the pre-sized for small projects.

01:13:54.000 --> 01:14:02.000

Like, in the diction culvert area. Okay.

01:14:02.000 --> 01:14:07.000

Um, some changes to the permanent pavement. Facility section, um....

01:14:07.000 --> 01:14:14.000

We added, you know, specific design criteria for BMPs that are equivalent to permanent pavement facilities.

01:14:14.000 --> 01:14:20.000

Um, you know, similar.... Such as, like, a similar facility, but it's under landscaping.

01:14:20.000 --> 01:14:30.000

Or... or even under, um.... Standard pavement, but it can be designed to be equivalent to a prone pavement facility.

01:14:30.000 --> 01:14:36.000

Um, we've clarified the minimum measured infiltration rate. We had a... there was some discrepancy in the.

01:14:36.000 --> 01:14:41.000

The BMP and the infiltration. Minimum infiltration rate table, and.

01:14:41.000 --> 01:14:51.000

In Chapter 3, so we've.... Fix that. And we clarified the sizing in general, that.

01:14:51.000 --> 01:14:57.000

The run-on ratios of 5 to 1. Or 2 to 1 if it's pollution-draining hard surface.

01:14:57.000 --> 01:15:03.000

Those need to be met, even if you're modeling or using other precise factors for permeal pavement facilities.

01:15:03.000 --> 01:15:08.000

Um, those still have to be met. And that is....

01:15:08.000 --> 01:15:15.000

Um.... Looks like we lost our power quite very little.

01:15:15.000 --> 01:15:21.000

That kind of differentiates it from dry wells or pearl pavement, um....

01:15:21.000 --> 01:15:28.000

Our dry wells, our infiltration trenches. It ensures that it's a little... it's more spread out.

01:15:28.000 --> 01:15:34.000

A little flatter. Um, and that justifies the different minimum.

01:15:34.000 --> 01:15:39.000

Measured infiltration rate. And....

01:15:39.000 --> 01:15:47.000

Then we have the new BMP section for these infiltrating and non-infiltrating, you know, structural soil cells, or structural bioretention.

01:15:47.000 --> 01:15:57.000

And this is very exciting, because I've been hearing for years, maybe decades now, about, like, oh, you gotta use silver cells are approved for use.

01:15:57.000 --> 01:16:05.000

Um, as buyer attention, and I.... Before this last year, I'd yet to see, like, a really viable.

01:16:05.000 --> 01:16:11.000

Detail, and.... Spu had been working on a pilot project to use, um.

01:16:11.000 --> 01:16:15.000

I don't know if it's silver cells or one of these, you know, there's these other.

01:16:15.000 --> 01:16:23.000

There's 3 products that have, um.... Ecology approval to use for... as equivalent to buy our attention.

01:16:23.000 --> 01:16:31.000

These are the structural cells that can go under pavement. And they're originally intended to be used to.

01:16:31.000 --> 01:16:36.000

To allow softer soils for trees to... for the roots to grow into the soils.

01:16:36.000 --> 01:16:40.000

Underneath sidewalks. And so this new....

01:16:40.000 --> 01:16:46.000

Um, BMP.... We're working out the details, and um....

01:16:46.000 --> 01:16:50.000

Will allow by our attention. So you can see in the little detail on the side.

01:16:50.000 --> 01:16:57.000

You know, flows from the street, or.... Surrounding areas, or even an adjacent roof.

01:16:57.000 --> 01:17:01.000

Could enter this kind of void space that's underneath the sidewalk.

01:17:01.000 --> 01:17:06.000

And then filter through the.... The buyer retention soil.

01:17:06.000 --> 01:17:12.000

This one that's shown is... would be an infiltrating one, since there's no underdrain.

01:17:12.000 --> 01:17:16.000

Um, but they could also be built... designed with an underdrain.

01:17:16.000 --> 01:17:19.000

So it'd be a non-infiltrating one, so you don't need to have.

01:17:19.000 --> 01:17:26.000

The infiltration rates, or maybe you're.... Closer to a building, and you want to do a liner.

01:17:26.000 --> 01:17:33.000

For not infiltrating. So, as Cheryl said, these are gonna be voluntary BMPs, they're not required in the on....

01:17:33.000 --> 01:17:43.000

Site stormwater management list, but they're allowed. And so this... this could be a really great way to squeeze in some trees, or even.

01:17:43.000 --> 01:17:54.000

Squeeze in buyer attention without having to see it. Or have it, um, impact, like, your amenity areas.

01:17:54.000 --> 01:18:04.000

Uh, next. Um, so the residential cisterns, we renamed them because we're not.

01:18:04.000 --> 01:18:09.000

Just allowing them in the single family.... Residential, um, projects.

01:18:09.000 --> 01:18:16.000

We're also gonna allow them in the, um.... The RSL and LR.

01:18:16.000 --> 01:18:20.000

Zones, so.... So any kind of these....

01:18:20.000 --> 01:18:28.000

The smaller multi-family zones. Um, you can use these residential cisterns, these kind of.

01:18:28.000 --> 01:18:36.000

Rainwater that's kind of used mostly for gardens. Um, that's a... that's now an option.

01:18:36.000 --> 01:18:43.000

And for pearl pavement surfaces, you know, we just clarified that there is no minimum measured infiltration rate.

01:18:43.000 --> 01:18:50.000

When it's used only for the OS. Osms, sorry, on-site stormwater management list approach.

01:18:50.000 --> 01:18:58.000

And.... We clarified that the minimum measured rate when used for flow control or water quality.

01:18:58.000 --> 01:19:05.000

Looks like I didn't finish my sentence here, but, um.... Is... is .3.

01:19:05.000 --> 01:19:17.000

Um, we do have another option if you.... If you have a pilot infiltration test and have it modeled, then you could use lower.

01:19:17.000 --> 01:19:25.000

Next. We made a few changes to the detention pipe requirements, um....

01:19:25.000 --> 01:19:28.000

We just kind of reorganize some of the design criteria subsections.

01:19:28.000 --> 01:19:35.000

To break it into, um.... Categories for easier reading, um....

01:19:35.000 --> 01:19:41.000

Added some references to the minimum orifice diameter. Which is... was described in Appendix, but not....

01:19:41.000 --> 01:19:48.000

In the manual, or in Volume 3. Clarified that venting....

01:19:48.000 --> 01:19:56.000

To a manpole is only required in the upstream end. And... we reduced the spacing for....

01:19:56.000 --> 01:20:05.000

Personnel access points along pipe runs to 350 feet. This is for... for private, um....

01:20:05.000 --> 01:20:14.000

So this kind of lines up with the requirements of. Private detention pipes with the public detention pipes.

01:20:14.000 --> 01:20:20.000

Um, we also clarified that the observation maintenance part requires, um.

01:20:20.000 --> 01:20:28.000

For private property detention pipes. That their 12-inch diameter, and they have a spacing of 100 feet.

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Um, this 100-foot spacing could be a, you know, personnel access or a 12-inch diameter.

01:20:34.000 --> 01:20:45.000

Observation maintenance part. Um, they clarified that the pre-sized equations are not applicable for detention pipes in the right-of-way.

01:20:45.000 --> 01:20:51.000

It's because the detention... the right-of-way detention pipes have a 2-inch drop that's not accounted for in the....

01:20:51.000 --> 01:20:56.000

Precise equations. Um, and....

01:20:56.000 --> 01:21:05.000

There was a corrected pre-size factor. Um, for pre-developed pasture standard using 36-inch diameter pipe.

01:21:05.000 --> 01:21:09.000

This is from the old clarification list that we had caught.

01:21:09.000 --> 01:21:15.000

Previously, it was... it was fixed in the. The pre-sized flow control calculator, but not.

01:21:15.000 --> 01:21:25.000

In the manual. Let me fix that up. And... next....

01:21:25.000 --> 01:21:34.000

Or, um, oil-water separators. There's a clarification of the parameters for the offline oil rise equation.

01:21:34.000 --> 01:21:41.000

Um, the online equation was... was correct, but there's a clarification needed for the offline.

01:21:41.000 --> 01:21:48.000

And then we kind of clarified in that.... Um, the sizing of the forebay and the figures.

01:21:48.000 --> 01:21:52.000

This was in the text of the manual, but it wasn't shown in the form... in the.

01:21:52.000 --> 01:22:01.000

The figures, so we have that marked up. That, um, it's a pretty big sizing that's pretty impactful of 20 square feet.

01:22:01.000 --> 01:22:09.000

Of area of the four bay per 10,000 square feet of tributary area.

01:22:09.000 --> 01:22:15.000

And... so moving on to the proprietary and emerging water quality treatment technologies, and.

01:22:15.000 --> 01:22:23.000

5.8.11. So, we've added that mass loading ratios are not required for BMPs that are.

01:22:23.000 --> 01:22:28.000

Only to treat under-drained sports fields, which do require water quality.

01:22:28.000 --> 01:22:37.000

But you can omit the mass loading ratios. If that underdrains of the sports field are surrounded by gravel.

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We're just not expecting that a high sediment loading. And that situation.

01:22:43.000 --> 01:22:49.000

And we've also added that if.... That mass-loading ratios are not required for.

01:22:49.000 --> 01:22:56.000

Filterless systems, when used solely for oil control, was. Treatment rate of 50 inches per hour.

01:22:56.000 --> 01:23:03.000

So Filterra, um.... Has approval to do oil control.

01:23:03.000 --> 01:23:08.000

Um, so if.... If you had... if you're using Filterra for water quality.

01:23:08.000 --> 01:23:15.000

There are applicable mass-loading ratios, but if you're doing it solely for oil control with this infiltration rate, then.

01:23:15.000 --> 01:23:23.000

You don't need to apply mass loading ratio. Next.

01:23:23.000 --> 01:23:24.000

And so, I'm gonna put... pass back to Jess for this one.

01:23:24.000 --> 01:23:34.000

All right. Yeah, thanks, Matthew. Great, so Volume 4 of the Stormwater Manual describes source control VMPs.

01:23:34.000 --> 01:23:39.000

So these are actions designed to prevent pollutants from entering stormwater runoff.

01:23:39.000 --> 01:23:42.000

Um, so that they don't get into the drainage system or the downstream.

01:23:42.000 --> 01:23:48.000

Uh, water bodies. The source control BMPs can be operational, like adding.

01:23:48.000 --> 01:23:56.000

Dechlorination tabs when you're emptying a pool, or structural, like installing catch basin filter socks.

01:23:56.000 --> 01:24:01.000

The proposed changes include some new background information about certain toxic.

01:24:01.000 --> 01:24:08.000

Chemicals, and this text is similar to the language in Ecology's manual that they added.

01:24:08.000 --> 01:24:12.000

The changes that we've proposed to the source control BMPs themselves.

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Are either to update the BMPs to make them more effective in preventing stormwater pollution.

01:24:18.000 --> 01:24:23.000

Or to clarify the BMPs to make them easier to properly follow.

01:24:23.000 --> 01:24:29.000

Um, or there were added because, um, we needed to make a manual equivalent to ecologies.

01:24:29.000 --> 01:24:42.000

So you'll see that we.... Have made a lot of edits, proposed a lot of edits to BMPs 1 through 8. These are BMPs that apply to all real property in the city, and so we wanted to make sure that these are very clear.

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There's no ambiguity left. Um, and, um, most of those proposed updates in BMPs 1 through 8 are based on what we've seen in the field.

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There are some key PCB-related updates to the cleaning or washing BMP, BMP17.

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As well as the BMP about maintenance and management of roofs and building surfaces at industrial and commercial buildings.

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As BMP37. And those changes reflect the ecology stormwater Manual.

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They're designed to prevent PCBs on exterior building materials from entering the stormwater system.

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Um, these changes apply to commercial, industrial, institutional, and multi-storey residential buildings, so not single-family.

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That were built or renovated between 1950 and 1980. So those buildings will need to be assessed for the presence of PCBs prior to washing.

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Um, and they cannot be washed down in a way that discharges to the public drainage system unless they've been determined to be without PCBs.

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Building suspected or confirmed to contain PCBs must also be reported to Seattle Public Utilities.

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Finally, at the bottom there, Ecology created new source control BMPs for washing light rail vehicles and guideways.

01:26:07.000 --> 01:26:15.000

And so we've combined those and added them to our manual as new BMP56.

01:26:15.000 --> 01:26:24.000

Next slide. All right, we've also proposed a number of updates to other source control BMPs based on.

01:26:24.000 --> 01:26:30.000

Either inspector experience, or to be consistent with Ecology's manual or our stormwater permit.

01:26:30.000 --> 01:26:42.000

Examples of some of the more comprehensive updates include. Well, for BMP4, proper storage of solid wastes, we added requirements for storing batteries and printing equipment.

01:26:42.000 --> 01:26:48.000

And clarified who's responsible for what when it comes to used cooking oil management.

01:26:48.000 --> 01:26:54.000



In BMP5, spill prevention and cleanup. We've expanded the list of items to include in a spill kit.

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And also propose some new text about minimizing discharges of firefighting foam.

01:26:59.000 --> 01:27:06.000

Um, to the drainage system, and that's going to support how we're implementing new requirements in the permit.

01:27:06.000 --> 01:27:12.000

We've renamed BMP8 from Rooftop Dog Runs to Constructed Dog Runs.

01:27:12.000 --> 01:27:18.000

And broadened it to include, um, requirements for at-grade dog runs.

01:27:18.000 --> 01:27:25.000

Bmp17, cleaning or washing, includes many edits beyond the PCB ones I've just mentioned.

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Uh, we've reiterated the need to dechlorinate water before discharging, and we've added some new recommended BMPs around cleaning graffiti.

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And, uh, sorry, removing graffiti and cleaning artificial turf. For BMP32, which addresses commercial animal care and handling facilities.

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We're being a bit more explicit that chemical disinfectants cannot be.

01:27:50.000 --> 01:28:03.000

Cannot impact stormwater, or waters of the state. Um, and where covers are needed, and where manure stockpiles can't be kept. So, making it a little bit more understandable and explicit for folks.

01:28:03.000 --> 01:28:09.000

And then finally, uh, we've tried to clarify the requirements of some BMPs by adding more details.

01:28:09.000 --> 01:28:16.000

And we think that that will help the community better understand, and therefore comply with these BMPs.

01:28:16.000 --> 01:28:36.000

So, for example, in BMPs 7, 12, and 28, we've included more instructions and tips about how to better maintain properties and equipment to prevent stormwater pollution.

01:28:36.000 --> 01:28:50.000

So, yeah, moving on to the appendices, um.... So, Appendix A for now is just a placeholder. We don't... we haven't, um, updated the definitions, so that all the definition changes.

01:28:50.000 --> 01:28:57.000

Look at the code, the definitions and the codes. And we'll update those later.

01:28:57.000 --> 01:29:01.000

Appendix B, um.... For additional submittal requirements.

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There's just a, um, just a clarification on. How to, um, for when you're doing short plats and subdivisions and.

01:29:11.000 --> 01:29:20.000

Lot boundary adjustments, how to.... Calculate new and replaced hard surfaces when the Seattle zoning code does not include a maximum lot coverage.

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Um, of structures. Since a lot of zoning doesn't have a lot coverage.

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Maximum lot coverage requirement. And... it's just ba- it's gonna be based on your field build out.

01:29:33.000 --> 01:29:42.000

And then, um, also when.... Existing improvements are proposed to be retained, so, like, a lot bound adjustment where.

01:29:42.000 --> 01:29:48.000

Ex... you know, your existing buildings are gonna.... Be kept. It's....

01:29:48.000 --> 01:29:55.000

Um, or El Air. Sharp plat, where you're going to keep the existing house, but then create a new lot for another house. So.

01:29:55.000 --> 01:30:02.000

A little clarification on how to deal with those situations. An Appendix C for the....

01:30:02.000 --> 01:30:11.000

The on-site stormwater management and feasibility criteria. Um, we've added a few and revised a few, so....

01:30:11.000 --> 01:30:18.000

Again, the revise and feasibility for dispersion of infiltration setbacks from septic systems.

01:30:18.000 --> 01:30:29.000

Changed just a little bit. Um, we have new and feasibility for infiltration when siting may threaten existing or proposed building or structures.

01:30:29.000 --> 01:30:37.000

Um, there's a new criteria. For the depth of vertical wildfire attention, like I mentioned, the 2.5 feet.

01:30:37.000 --> 01:30:47.000

And there's, um.... A bunch of new and feasibility criteria for the new, um, infiltrating and non-infiltrating structural soil cells.

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The structural buyer attention. Next.

01:30:57.000 --> 01:31:05.000

Um, for now, there's no changes. Appendix D for the infiltration and subsurface characters characterization.

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Help to have some clarifications added, just to make it a little more reader....

01:31:10.000 --> 01:31:17.000

Friendly in the Phase 2, but, um.... Nothing substantial has changed.

01:31:17.000 --> 01:31:25.000

And... or nothing has changed now, but... and we don't.... I'm not... I'm not expecting anything substantial to change.

01:31:25.000 --> 01:31:31.000

For Appendix E, for the additional stormwater requirements. Um....

01:31:31.000 --> 01:31:39.000

So, just a clarification about the minimum allowable. We're lit.... Wear length of 0.5 inches.

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It's kind of along with the .5 inch minimum orifice diameter.

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And then we're... we're moving the plant list to Appendix K.

01:31:53.000 --> 01:31:58.000

Appendix, um, F for the hydraulic. Hydrologic analysis and design.

01:31:58.000 --> 01:32:04.000

Um, we've added saturated soils to the wetland rows and the continuous modeling tables.

01:32:04.000 --> 01:32:18.000

Um, since wetlands could be modeled as saturated soils. And we've updated the step-by-step procedures for using different versions of MGS Flood when evaluating the on-site, um.

01:32:18.000 --> 01:32:24.000

Bmp performance standards.

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And then Appendix G for.... Um, O&M, so no changes at this time.

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And... also, no changes for Appendix H. I.... We're gonna have a new Appendix J.

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To... that discusses how to deal with, um. Runoff from contaminated sites.

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Um, during construction and then after construction. And, um, just the kind of the....

01:32:56.000 --> 01:33:01.000

Which will describe the kind of different permitting requirements, and when... when you need to get.

01:33:01.000 --> 01:33:08.000

Different, um... or, like. Like, ecology permits or King County authorization, or....

01:33:08.000 --> 01:33:13.000

When you need to treat the water. And then Appendix....

01:33:13.000 --> 01:33:19.000

K will have the new, um, plant and tree list that....

01:33:19.000 --> 01:33:29.000

We'll be modifying further in Phase 2. All the planting requirements for the BMPs.

01:33:29.000 --> 01:33:36.000

And, let's see, yeah, that was... that's it for the manual.

01:33:36.000 --> 01:33:42.000

Thank you so much, Matthew, Jess, and Sherelle. Really appreciate that comprehensive overview.

01:33:42.000 --> 01:33:54.000

Um, I want to share with you a couple things about opportunities for you all to participate, um, and before I look at the next two slides with you, I do want to clarify that we have a new version of the code.

01:33:54.000 --> 01:33:59.000

This is, uh, version 2 that is available. Valeria is gonna drop it in the chat.

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Um, I do want to clarify, we had previously posted a version 1 that we didn't know was a version 1 on the project documents page.

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But I want to make sure that you look at this current document, make sure your version has V2 on the bottom of the first page footer.

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Um, we... our previous version didn't highlight some of the track changes, we just had a little formatting glitch, so please make sure you're looking at V2.

01:34:22.000 --> 01:34:26.000

Um, when you look at the new version of the code.

01:34:26.000 --> 01:34:36.000

Um, so now I want to share with you, uh, a little bit about how you can participate. I know we looked at this slide early on, but a few of you hadn't joined yet, and just to review it now that you've heard.

01:34:36.000 --> 01:34:45.000

Um, the presentation. So, to reiterate, um, at the end of June, we submitted the draft stormwater code and manual to Ecology for their equivalency review.

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Um, to meet our permit requirements, Ecology has up to 180 days to review that.

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But they have indicated that they plan to provide comments much sooner.

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Um, and at the same time that that's happening, we want to hear from you, which is part of why we're here today.

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Um, and just to clarify that Ecology does know will have multiple public reviews during their review process, and afterwards as well, and so they understand that we will have more changes to bring back to them after we hear from you and integrate your feedback.

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Um, another permit requirement is that we have to have the stormwater code be effective by July 1st, 2026. This red star here.

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That is a non-negotiable timeline per Ecology's stormwater permit. So, between today, July 15th, 2025, and July 1st, 2026.

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We will have a few other opportunities for you to provide your feedback.

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Um, the first is this public comment period, um, that we're starting now.

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Um, so you can see that, you know, we're asking for your comments if possible by August 8th. That'll really help us, um, plan this fall listening session that's coming up with your.

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Comments in mind. As mentioned earlier, we will still consider your comments that we receive after August 8th.

01:36:01.000 --> 01:36:14.000

But priority would be to get them in by then. Um, after we receive your input, and we address Ecology's comments, we... you can expect final drafts of the Stormwater coding Manual to be released for public input.

01:36:14.000 --> 01:36:27.000

In early 2026, so around here, followed by a formal review process to adopt the updated Stormwater Coda manuals so that everything is effective and ready for the mandated July 1st.

01:36:27.000 --> 01:36:37.000

Deadline. Um, and we'll be taking questions in a moment, including questions about this process and timeline, so please do note those in the chat, or get ready to raise your hand.

01:36:37.000 --> 01:36:47.000

Um, on that note, a few, uh, questions, or a few things to know about how to comment. So there's a few ways you can share comments with us.

01:36:47.000 --> 01:37:00.000

Um, now through August 8th. Um, the first way to do this is, and our preferred way, really, is to use the comment log spreadsheet, which will be in the chat if it's not already.

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Um, and I believe we'll also be sending that out in a follow-up email to everyone who registered. Um, it's also on the Get Involved webpage.

01:37:09.000 --> 01:37:15.000

Um, but it is a spreadsheet in Excel format, um, and a great place to put your detailed.

01:37:15.000 --> 01:37:25.000

Comments. Um, we do request, uh, or, you know, especially appreciate if you can provide revised text or an alternative to what has been proposed.

01:37:25.000 --> 01:37:31.000

That's just really helpful for us to easily gather and organize comments. So, again, please use the comment log if you can.

01:37:31.000 --> 01:37:41.000

Um, two other ways to send in comments if you have more general comments, you can email those to the email address here on the screen, and I believe also in the chat.

01:37:41.000 --> 01:37:51.000

And then last but not least, if you like to send snail mail, um, you can, of course, write out your comments and send those to the physical mailing address that is found on our webpage.

01:37:51.000 --> 01:37:56.000

Um, so those are 3 ways to send in comments by August 8th.

01:37:56.000 --> 01:38:03.000

Um, and now we have.... Just over 20 minutes, um, for some questions and answers.

01:38:03.000 --> 01:38:14.000

Uh, I, um, want to just quickly reiterate two ways that you can participate. I know there have been some questions already in the chat, that's great. Some of those have already been answered.

01:38:14.000 --> 01:38:20.000

I will go ahead and read out loud any that haven't been answered, and we can respond that way.

01:38:20.000 --> 01:38:31.000

Uh, you can also use the raise hand feature, uh, usually at the bottom of your screen on Zoom, it might be on the side, depending on the device you're using, but go ahead and click that button, and that will help indicate to me a little.

01:38:31.000 --> 01:38:38.000

Yellow hand will pop up, um, next to your face, or your, um, your rectangle on the screen.

01:38:38.000 --> 01:38:45.000

And help me keep track of the queue so that I can make sure to hear all the comments, um, or questions that we have today.

01:38:45.000 --> 01:38:54.000

On that note, if we're not able to get to all the questions and the time we have before 3 o'clock, please, please, please do add them to the comment log.

01:38:54.000 --> 01:39:00.000

And we'll make sure that you have that. So with that, I'm gonna stop the screen share so that we can....

01:39:00.000 --> 01:39:07.000

See each other a little bit more easily. Um, let's see... ah, yes.

01:39:07.000 --> 01:39:14.000

Couple of questions up here. I am gonna start with, um, a question, it looks like, from Ruth Williams.

01:39:14.000 --> 01:39:27.000

As I recall, the Green Factor program used by OPCD encourages, but does not require trees. Is that the plan hereto?

01:39:27.000 --> 01:39:28.000

Let my team decide who will answer that. Go ahead, you're great.

01:39:28.000 --> 01:39:33.000

Um, yeah, sorry. Yeah, I was trying to, like, which, uh....

01:39:33.000 --> 01:39:38.000

Which one do I do? Um, it's... it's kind of an a la carte, um.

01:39:38.000 --> 01:39:43.000

Choice, as well, for trees. Um, we... the Stormwater Code relies.

01:39:43.000 --> 01:39:48.000

Heavily on the storm roller... I mean, the tree regulations that exist, and....

01:39:48.000 --> 01:39:58.000

The stormwater code update is meant to complement those regulations. As well as, um, on the on-site, um, stormwater list.

01:39:58.000 --> 01:40:09.000

Um, they're.... It's kind of an a la carte by category of which stormwater BMP you can use, and in which order based on their.

01:40:09.000 --> 01:40:15.000

Stormwater code, um, mitigation of, uh. Now I'm losing words.

01:40:15.000 --> 01:40:22.000

But, um, so the answer... the short answer is no, it doesn't require tree planting, that's... we rely on that.

01:40:22.000 --> 01:40:26.000

In the, um, uh.... Under the tree regulations, and.

01:40:26.000 --> 01:40:40.000

Are trying to update the code and manual to support. Those regulations and the overall mayor's initiative of increasing tree canopy.

01:40:40.000 --> 01:40:57.000

Thank you, Sherelle. Um, the next question I'm gonna take from the chat, I'm gonna jump down just a little bit. We will get to all of them. Is the redlined PDF of figures available for review as well?

01:40:57.000 --> 01:40:58.000

Great.

01:40:58.000 --> 01:41:04.000

As of this morning, yes. They are now on there, so, um, I'll... I can put a link there, but that was missing for....

01:41:04.000 --> 01:41:13.000

Um, a little bit, but I will give you... I will put the link in, and it's also on the project documents page.

01:41:13.000 --> 01:41:14.000

Mm-hmm.

01:41:14.000 --> 01:41:24.000

Great. Thank you, Sherelle. Um, there's a lengthy question, or a series of questions in the chat. I think someone will be commenting to reply, if I can get someone from the team to reply there.

01:41:24.000 --> 01:41:31.000

That would be great.

01:41:31.000 --> 01:41:36.000

Any other questions? I'll give lots of time, so if you're....

01:41:36.000 --> 01:41:43.000

Formulating your question, don't worry, we got time.

01:41:43.000 --> 01:41:44.000

Rebecca, for some reason, I'm not able to reply directly to the.

01:41:44.000 --> 01:41:47.000

Oh.... Mm-hmm.

01:41:47.000 --> 01:41:54.000

The big, long email, but um.... The bigger picture is, um, that this project isn't part of the comprehensive.

01:41:54.000 --> 01:42:02.000

Um, uh, plan update. Even though SPU is part of, um, and put... has input into that.

01:42:02.000 --> 01:42:07.000

Um, so... but there are folks through our Shape Our Water.

01:42:07.000 --> 01:42:12.000

Team and the bigger planning side of things that are looking at stormwater.

01:42:12.000 --> 01:42:18.000

More comprehensively. And that is going to... does, and it's going to in the future.

01:42:18.000 --> 01:42:27.000

Influence the stormwater code requirements as time goes on. So.... That's kind of the short answer, but a lot of that is in the.

01:42:27.000 --> 01:42:34.000

Um, in the, um.... In the comprehensive plan world update, in the Shape Our Water update.

01:42:34.000 --> 01:42:38.000

Uh, it updates as well.

01:42:38.000 --> 01:42:49.000

Thank you, Sherelle. Um, I'm seeing... it looks like, yes, and Jess just responded. Thank you, those of you pointing out that the link we provided to the, um, manual figure revisions is leading to an error at the moment.

01:42:49.000 --> 01:42:55.000

Thanks for flagging that. We will definitely, um, get right on it and make sure that's fixed.

01:42:55.000 --> 01:43:01.000

Appreciate your patience.

01:43:01.000 --> 01:43:30.000

Other questions?

01:43:30.000 --> 01:43:39.000

All right, I see one from Kevin. Are multiple projects on the same lot considered closely related for permit purposes, even if they have different owners?

01:43:39.000 --> 01:43:47.000

In other words, would a new property owner be held responsible for permit triggers from previous projects on the lot?

01:43:47.000 --> 01:43:55.000

Should prospective buyers be reviewing the full permit history of a lot before purchase to assess any potential implications?

01:43:55.000 --> 01:44:02.000



No, um, they would only apply if those projects are happening at the same time.

01:44:02.000 --> 01:44:13.000

So if the two projects on the lot are.... Are under review or under construction, and or under construction at the same time.

01:44:13.000 --> 01:44:18.000

So, that... that's only when it would apply. So, like, if something is already constructed.

01:44:18.000 --> 01:44:27.000

And the permits are finalized. It wouldn't have any impacts on future projects, um, on that lot.

01:44:27.000 --> 01:44:33.000

Thank you, Matthew.

01:44:33.000 --> 01:44:41.000

Looks like there's some other chat activity. It looks like the link on the webpage does have the V2 document. Great to hear. Um, thanks for confirming that, Michael.

01:44:41.000 --> 01:44:46.000

Um, and then Valeria did post a link, um, that looks like it might....

01:44:46.000 --> 01:44:52.000

Get to the Stormwater code V2, but it looks like we're still trying to get to the, um....

01:44:52.000 --> 01:45:01.000

The manual figure revisions. So, thanks for your patience there. Take a little time.

01:45:01.000 --> 01:45:02.000

Other questions? Perfect.

01:45:02.000 --> 01:45:06.000

We can send out... we can send out, um, a notice when... when things are....

01:45:06.000 --> 01:45:08.000

All set up, so that should happen right away.

01:45:08.000 --> 01:45:13.000

Thanks, Terrell. Wonderful.

01:45:13.000 --> 01:45:21.000

Other question coming in from Mark. Am I correct in understanding that superstructure demo retained FDTN and SOG?

01:45:21.000 --> 01:45:35.000

May create need for OSSM and flow control.

01:45:35.000 --> 01:45:42.000

So, um.... No, we're... we're considering that when you do a demolition.

01:45:42.000 --> 01:45:51.000

Um, it's... we're treating it as land disturbant activity, not.... New and replaced hard surface, necessarily.

01:45:51.000 --> 01:45:57.000

And, you know, unless you're... you're gonna, um. Change that... if you....

01:45:57.000 --> 01:46:07.000

There is some circumstances when people, like, demolish a building. And they changed the slab into a, um, a parking lot.

01:46:07.000 --> 01:46:13.000

In that case, we would treat it as it's new for, like, seeing if it would... if water quality.

01:46:13.000 --> 01:46:19.000

Um, would be required. But, um, just when you're looking at just demolition.

01:46:19.000 --> 01:46:30.000

And.... That we're not... we're not triggering OSM for demolition projects.

01:46:30.000 --> 01:46:44.000

Thank you, Matthew. Uh, question from Payal. Please correct me if I'm not saying your name correctly. Is there any way to get a little more time for review and comment submittal? 45 days instead of 30 days?

01:46:44.000 --> 01:46:53.000

Um, yes, um.... We... we definitely will accept comments after the August 8th, and in fact, this is.

01:46:53.000 --> 01:46:56.000

You know, part of the review process, and we're going to have.

01:46:56.000 --> 01:47:01.000

Like I said, the listening session as well, to.... Address people's comments.

01:47:01.000 --> 01:47:08.000

But we... the earlier we get them, the more organized and more able we are to start addressing things.

01:47:08.000 --> 01:47:16.000

And it all... we also use those comments and, uh. To shape the listening session so that we can accurately focus.

01:47:16.000 --> 01:47:25.000

That on items that people have concerns with. So, yes, we will accept them after August 8th, but really appreciate them if they come sooner.

01:47:25.000 --> 01:47:28.000

Or come by that date.

01:47:28.000 --> 01:47:34.000

Thanks, Sherrell.

01:47:34.000 --> 01:47:45.000

Other questions?

01:47:45.000 --> 01:47:51.000

Back to Mark Arraketti's, um.... Question. Um, I was... I was....

01:47:51.000 --> 01:47:59.000

Kind of thinking of as far as demolition. But if, Mark, if you were thinking about, um.

01:47:59.000 --> 01:48:07.000

Future construction on top of existing slabs on grade. Um, and those potentially, um, triggering OSM.

01:48:07.000 --> 01:48:14.000

And flow control, then. Yes, they could, like, replace hard surfaces on top of existing.

01:48:14.000 --> 01:48:23.000

Foundations and slabs on grade. Would be considered removed and ripped down to the foundation and replaced, and they would trigger OSM.

01:48:23.000 --> 01:48:32.000

And... and flow control.

01:48:32.000 --> 01:48:38.000

Thank you.

01:48:38.000 --> 01:48:44.000

Let us know if there's any more questions, um, I'll give us maybe another minute or so, then I'll share some.

01:48:44.000 --> 01:48:55.000

Next steps.

01:48:55.000 --> 01:49:02.000

I know silence on a Zoom call is so awkward, but I also know people think at different speeds, so take your time, and....

01:49:02.000 --> 01:49:21.000

Let us know if there are other questions.

01:49:21.000 --> 01:49:27.000

All right. Hearing... none....

01:49:27.000 --> 01:49:31.000

Oh, did I just see one come through right as I said that? I'm sorry.

01:49:31.000 --> 01:49:43.000

Ah, great. Um, vesting seems tough if we have projects in design, uh, or review right now, that they have to start construction in 2026. Is that being discussed?

01:49:43.000 --> 01:49:53.000

Um, so, Mark, um, that.... That requirement is specifically required from ecology, and something that.

01:49:53.000 --> 01:49:57.000

Has actually gone up to the pollution control hearings Board the last time.

01:49:57.000 --> 01:50:03.000

Um, the permit was updated. And it was upheld that, uh.

01:50:03.000 --> 01:50:07.000

The permit and our... and then.... Consequence, uh, subsequently.

01:50:07.000 --> 01:50:15.000

The stormwater code, um.... Has to have vesting requirements and switching.

01:50:15.000 --> 01:50:20.000

Stormwater codes, um.... Midstream, if construction hasn't started.

01:50:20.000 --> 01:50:25.000

Um, this is the same... it's already in the code right now, um, for the....

01:50:25.000 --> 01:50:34.000

2016 to 2021 for projects that didn't start construction that were under 2016.

01:50:34.000 --> 01:50:41.000

So, that isn't really... I don't... I don't know what discussion there is based on, uh, that history that I know.

01:50:41.000 --> 01:50:51.000

And how the pollution control hearing board weighed in. Um, when we went through the last, um, time period of that went July 1st, 2021 came.

01:50:51.000 --> 01:50:59.000

We didn't find, uh, many projects that hadn't started construction. Um, and so....

01:50:59.000 --> 01:51:04.000

Of course, your feedback on... on the changes is appreciated.

01:51:04.000 --> 01:51:13.000

Great, and I see a follow-up to that from Tim. How is starting construction defined? Demolition, pre-construction complete?

01:51:13.000 --> 01:51:21.000

Their specific language included in the code that was... that's there from the... it's also in the existing code.

01:51:21.000 --> 01:51:26.000

Um, I can... I'll paste that in. And, um....

01:51:26.000 --> 01:51:30.000

That clarifies that a little bit more for you, Tim. And everyone.

01:51:30.000 --> 01:51:37.000

Right. Thank you, Cheryl. Great.

01:51:37.000 --> 01:51:51.000

All right, uh, if more questions arise, I want to encourage you, please, please, to add them to the comment log. Um, Valerie, I think we'll post that again in the chat, just to make sure you have the link, and we will email it out again. It's on the website.

01:51:51.000 --> 01:52:00.000

Um, additionally, really encourage you to join us, um, for the Fall 2025 listening session, um, just a couple months away. We'll let you know as soon as we have a date for that.

01:52:00.000 --> 01:52:06.000

And then you can expect, um, public review of the second draft in winter of 2026.

01:52:06.000 --> 01:52:17.000

Um, and the best way to stay up to date on that is to join the listserv if you're not already on it. Valeria just put the link to join in the chat, so please, um, sign up there if you haven't already.

01:52:17.000 --> 01:52:27.000

And again, thank you so much for attending today. Really appreciate your presence here.

01:52:27.000 --> 01:52:30.000

My... my, uh, permissions won't let me paste it, so... actually, maybe I'll... maybe I'll give it to a Valerian.

01:52:30.000 --> 01:52:34.000

That's right.

01:52:34.000 --> 01:52:36.000

You all can paste it for me.

01:52:36.000 --> 01:52:45.000

Got it. More info coming soon in the chat. And yes, thank you also for, um, including contact information for Sherelle and Matthew.

01:52:45.000 --> 01:53:15.000

There, if you have questions and follow-up. Thank you all.

01:53:34.000 --> 01:53:39.000

Lydia, did you see Sherelle sent the image to share in the chat?

01:53:39.000 --> 01:53:45.000

The question about the.... Oh.

01:53:45.000 --> 01:53:46.000

I can't hear you. Yeah, I think your microphone is not working.

01:53:46.000 --> 01:53:49.000

I can't hear, Valeria.

01:53:49.000 --> 01:53:50.000

Um. Got it.

01:53:50.000 --> 01:53:55.000

I'm sorry, I can't paste it, yeah. I try and I try, but it's... it doesn't let me.

01:53:55.000 --> 01:53:56.000

Got it. I wonder if we could get an email address for the person that asked that question?

01:53:56.000 --> 01:54:01.000

Okay.

01:54:01.000 --> 01:54:04.000

If you're still on the call. Okay, great, that's right, we have the registrations. We'll follow up.

01:54:04.000 --> 01:54:05.000

We have it. Yeah. Well, yeah, yeah.

01:54:05.000 --> 01:54:08.000

Aye.

01:54:08.000 --> 01:54:10.000

Great, wonderful. Thanks, everybody. We're gonna close the call now. Take care. Thank you.

01:54:10.000 --> 01:54:13.000

Yeah. Okay, thank you.

01:54:13.000 --> 01:54:43.000

It was....