

Stormwater Modification or Waiver Request

Residential Treatment Facility North - 22 102230 CUP

A. Applicability:

This application is to be used for requests for modifications or waivers from stormwater management regulations pursuant to SCC 30.63A.170.

B. Instructions:

(1) Complete the blanks below. (2) Provide sufficient information to evaluate the request. (3) Contact (425) 388-3311 x2790 to schedule an appointment to submit this request. Supporting documents and fees must be submitted at the appointment.

Request is for: X Modification or Waiver of the following stormwater management regulations and standards:

Check applicable SCC Chapter

- Drainage Chapter 30.63A SCC
- Land Disturbing Activity Chapter 30.63B SCC
- Drainage Manual
- EDDS Stormwater Requirements

List specific code provision


Minimum Requirement 7: Flow Control

C. Project Information:

PFN: 22 102230 CUP Project Name: Residential Treatment Facility North (RTFN)

PDS Project Manager: Rebecca Samy | Tom Sage

Applicant or Representative and Firm: BCRA - Zachary Crum PE

Applicant Signature:  Phone: 253-222-9609

Address: 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 Email: zcrum@bcradesign.com

D. Criteria:

1. Describe the modification or waiver request, including reasons for the request and site-specific details. (SCC 30.63A.830(5)(c) or 30.63A.840(4)(c))

This request is to modify the requirements of Minimum Requirement #7: Flow Control (MR7) to reconcile the flow control performance standard per Volume 1 Section 2.5.8. Hydrology of on-site Category III wetlands downstream of the project must be maintained under Minimum Requirement #8. Modeling within the Site Plan Report dated June 2022 prepared by BCRA shows that attempts to meet the Flow Control Standard resulted in the wetland hydroperiod protection standard failing under Method 2: Site Discharge Modeling. A reduced flow control standard combined with dispersion elements to recharge the wetland are requested an alternative standard to prioritize wetland hydrology and provide some level of flow control for target surface areas.

2. Describe how the intent of the stormwater management regulations and standards will be achieved if the modification or waiver is granted. ((SCC 30.63A.830(5)(b) or 30.63A.840(4)(b))

Prioritizing wetland hydrology meets the intent of stormwater regulations and standards by protecting the critical area natural resource serving multiple functions and values including groundwater recharge, flood control, and stream channel erosion protection. The wetlands naturally provide these functions and would be degraded if hydrology was not maintained. Prior to the wetland upstream pollution generating impervious surfaces will be treated to remove pollutants that would be harmful to the wetlands and the plant and wildlife that may live in these areas. The detention system will mitigate for developed areas to match existing hydrology and maintain the downstream drainage in its existing condition.

3. (Modification only): Describe how the modification or waiver will provide substantially equivalent environmental protection as the adopted stormwater management regulations and standards. (SCC 30.63A.830(6)(a))

Please see response to #2 above.

4. (Modification only): Describe how the modification or waiver is based upon sound engineering practices which will meet design objectives addressing safety, function, environmental protection and facility maintenance. (SCC 30.63A.830(6)(b))

Attempts we're made to meet both standards, but ultimately the detention facility volume needed to be reduced below the full flow control standard to maintain wetland hydrology. The detention facility, enhanced treatment facilities, and dispersion areas combine to recharge the wetland. The facilities are standard practice and are designed to maximize performance and minimize impact to the wetlands. An appropriate overflow route is provided from the detention facility to a new dispersion swale that is located and directed to drain away from the property line and drains to the existing wetland. This dispersion element will will slow the release of stormwater to mitigate for potential erosion at the outfall.

5. (Modification only): Describe how the modification does not adversely impact off-site properties. (SCC 30.63A.830(5)(c))

Topographically the site naturally drains to the central wetlands and away from neighboring properties. An appropriate overflow route is provided from the detention facility to a new dispersion swale that is located and directed to drain away from the property line and drains to the existing wetland. This dispersion element will will slow the release of stormwater to mitigate for potential erosion at the outfall.

Logically, we do not anticipate impact to downstream properties as wetland hydrology and volumes are being maintained in the existing condition.

6. Describe how the modification or waiver results in the least possible change that could be granted that still meets the intent of chapters 30.63A and 30.63B SCC, (SCC 30.63A.830(6)(d) or 30.63A.840(5)(c)), the Drainage Manual and the stormwater requirements of the EDDS.

The stormwater modification to the flow control standard would allow a reduced flow control requirement to prioritize wetland hydrology. This flow control facility mitigates for the surfaces that can physically be collected from the site and detained and is close to meeting the flow control standard for these surfaces when bypass areas that are dispersed to recharge the wetland are discounted. Ultimately the size of the detention facility is sized based upon fully meeting the wetland hydrology standard which does not fully meet the flow control standard.

7. (Waiver only): Describe how application of the stormwater management regulation or standard for which the waiver is requested will deny the applicant all economically viable use of the property. (SCC 30.63A.840(5)(a))

N/A

8. (Waiver only): Describe how the waiver will not: (a) increase risk to the public health and welfare; (b) be injurious to other properties in the vicinity or upstream or downstream; and (c) affect the quality of waters of the state. (SCC 30.63A.840(5)(b))

N/A

(This page to be completed by Planning and Development Services Staff)

E. Analysis of Justification for Modification:

- | | |
|---|--|
| <input type="checkbox"/> Conformance to existing standard | <input type="checkbox"/> Improved safety |
| <input type="checkbox"/> Adverse Topography | <input type="checkbox"/> Maintainability |
| <input type="checkbox"/> Comparable to or exceeds standards | <input type="checkbox"/> Public cost savings |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Other |

Director's Findings of Fact:

Staff Recommendations:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Deny |
| <input type="checkbox"/> Conditional Approval | <input type="checkbox"/> Denial without Prejudice |

Basis:

Additional Review Received (certain projects may require review by other parties as applicable):

- | | |
|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Fire Marshal | <input type="checkbox"/> Traffic |
| <input type="checkbox"/> Biologist | <input type="checkbox"/> Right of Way |

Final PDS Administrative Decision:

- | | |
|---|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Approved with conditions | <input type="checkbox"/> Denied without Prejudice |

Conditions, if applicable:

Signature: _____ Date: _____
Chief Engineering Officer or County Engineer, as applicable