



City of Port Angeles:



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Scope of Assistance:

Prior to the policy review meeting, the City of Port Angeles staff, PSAT staff and AHBL agreed on a scope of services for the regulations to be reviewed. The following are the tasks that the City staff directed the consultant team to complete:

- ◆ Review Title 17 – Zoning
- ◆ Briefly review Title 15 – Environmental Protection & 16 – Subdivisions
- ◆ Review the Port Angeles Standards and Guidelines manual, if necessary beyond the road sections
- ◆ Review the Draft LID Techniques package
- ◆ Prepare Memo outlining current status with LID and potential code challenges
- ◆ Prepare Native Vegetation & Impervious Surface Package for Discussion
- ◆ Evaluate alternative ROW sections that could be used for LID projects

This direction resulted in review of the following City of Port Angeles codes and standards by the consultant team:

- ◆ PAMC 15.24 – Wetlands Protection
- ◆ PAMC 15.28 – Clearing, Grading, Filling and Drainage Regulations
- ◆ PAMC Title 16 – Subdivisions
- ◆ PAMC Title 17 – Zoning
- ◆ Road sections and details, provided by the City of Port Angeles

The policy review meeting with Port Angeles staff occurred on June 23, 2006. At the meeting, City staff directed the consultant team on the content of the desired technical assistance. This direction resulted in the preparation of several work products to be reviewed by the City at the regulatory amendments meeting on September 29, 2006. An outline of these work products is presented below in a topical manner with the full text of the updates attached separately.

Work Products:

1. 15.28 – Clearing, Grading, Filling and Drainage Regulations

The consultant team prepared revisions to the existing clearing, grading, filling and drainage regulations, Chapter 15.28 PAMC, that preserve the definitions, basic standards, and the overall language and format of the existing chapter and includes elements of the CTED/DOE Model Clearing and Grading Ordinance. Notable elements of the draft chapter are the provisions for native vegetation retention, clarification of exemptions and the coordination of activities such as Forest Practices. The chapter also includes direct citations to the Best Management Practices found in the Washington State Department of Community Trade and Economic Development's Technical Guidance Document for Clearing and Grading in Western Washington (2005)

2. 17.44 – Planned Low Impact Development Chapter



The consultant team prepared LID regulations in the form of a draft planned low impact development (PLID) chapter. The PLID chapter integrates key LID strategies and design criteria with typical components that might be found in development requirements. Port Angeles requested that the consultant team prepare the design criteria as a separate section, independent from the rest of the PLID. The resulting work product is in two parts: one PLID chapter that references a separate section for design criteria and a stand-alone design criteria section.

3. Right-of-Way Standards and Parking Lot Details

The consultant team provided LID transition plans and details as requested by the City in the policy review meeting. Additional details for LID tree box filters and LID parking planter beds were also provided. The sections and details contained LID functions and features, in addition to basic impervious surface and/or dimensional reductions. Included in the final materials were the following standards and details:

- a. LID ROW Section – shows the standard LID street section, including perforated or rolled curbs, a 10 foot utilities easement, bioretention facilities and parking on one side of the street
- b. LID Road Transition Plan – shows a transition between the proposed low impact development ROW and the existing standard ROW
- c. LID Pervious Paving Details – shows a variety of pervious paving applications
- d. LID Parking Planter Bed Section – illustrates bioretention areas within parking lots in section view
- e. LID Parking Planter Bed Plan – shows detail of bioretention facilities within parking lots
- f. LID Recessed Tree Box Detail – shows preferred tree box placement
- g. LID Bulbed Tree Box Detail – shows alternative tree box placement within existing ROWs
- h. LID Bioretention Driveway Crossing

4. LID Incentives

A table outlining various LID incentives was included in the provided documents as requested by City staff.

Findings:

Upon the initial review, the consultant team noticed that the existing Port Angeles zoning regulations do not provide standards regarding vegetation or impervious surfaces. Standard limits for minimum vegetation and maximum impervious surfaces are being implemented across a number of communities, and can often provide a general platform for further LID implementation.

There did not appear to be any specific regulations that would inhibit a development from using LID techniques. Revisions to the existing clearing and grading regulations were an apparent priority for City staff, and hence were provided by the consultant team during the second meeting.