

**City of Kent:  
Project Summary**



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Scope of Assistance:

Prior to the policy review meeting on March 3, 2009, the City of Kent staff and AHBL staff agreed on a scope of services for the regulations to be reviewed. The following are the sections of the code that the City staff directed the consultant team to review:

- ◆ Title 7 – Utilities
- ◆ Title 11 – Environmental Management
- ◆ Title 12 – Planning and Land Development
- ◆ Title 13 – Fire Prevention and Protection
- ◆ Title 15 – Zoning
- ◆ Engineering Design and Construction Standards

This direction resulted in the review of the following Municipal Codes and standards by the consultant team:

- ◆ Title 7 – Utilities
  - 7.07 – Surface Water and Drainage Code
- ◆ Title 11 – Environmental Management
  - 11.04 – Shoreline Master Program
- ◆ Title 12 – Planning and Land Development
  - 12.05 – Mobile Home Parks
  - 12.06 – Recreational Vehicle Parks
- ◆ Title 15 – Zoning
  - 15.04 – District Regulations
  - 15.05 – Off-Street Parking and Loading Requirements
  - 15.07 – Landscaping Regulations
  - 15.08 – General and Supplementary Provisions
  - 15.09 – Administration
- ◆ Construction Standards: AHBL reviewed the proposed construction standard details and add LID language, detail drawings, and techniques where applicable.
- ◆ Additional Work Products:
  - Review the latest adopted Cottage Housing Ordinance for opportunities to incorporate LID.
  - Review Kent's Draft Subdivision Ordinance for opportunities to incorporate LID.

The policy review meeting with City of Kent staff occurred on March 3, 2009. 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 City staff with the consultant team at the regulatory amendments meeting on April 15, 2009. 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. Title 7 – Utilities - 7.07 – Surface Water and Drainage Code  
AHBL incorporated new conventional stormwater volume reduction requirements into the code which are applicable to the whole City, unless proven infeasible as determined by the Public Works Department.
2. Title 11 – Environmental Management - 11.04 – Shoreline Master Program (SMP)  
AHBL provided a few basic comments for integrating LID into the goals of the SMP.
3. Title 12 – Planning and Land Development - 12.05 – Mobile Home Parks  
AHBL made minor revisions to this Chapter which included language promoting LID. However, Kent staff said that revisions to this Chapter were not a priority for adoption.
4. Title 12 – Planning and Land Development - 12.06 – Recreational Vehicle Parks  
AHBL made minor revisions to this Chapter which included language promoting LID. However, Kent staff said that revisions to this Chapter were not a priority for adoption.
5. Title 15 – Zoning - 15.04 – District Regulations  
The Kent Municipal Code already had existing impervious surface limits for many of the zones in the City, and AHBL provided additional recommendations for maximum impervious surface coverage where appropriate. Initially, the consultant team proposed minimum native vegetation retention standards in this Section, however in light of the Washington Court of Appeals decision on King County's code these recommendations were moved to the tree preservation requirements in 15.08 as encouraged standards.
6. Title 15 – Zoning - 15.05 – Off-Street Parking and Loading Requirements  
Two provisions were recommended for this section, including a requirement for all parking spaces above the minimum required to be pervious unless infeasible as determined by Public Works and language facilitating the integration of parking lot landscaping with bioretention swales.
7. Title 15 – Zoning - 15.07 – Landscaping Regulations  
AHBL made minor revisions to this Chapter, including the integration of required landscaping and bioretention swales where appropriate and feasible, and emphasizing the use of native species in landscaping.
8. Title 15 – Zoning - 15.08 – General and Supplementary Provisions  
The consultant team provided native vegetation retention standards for sites based on land use and density. These standards include a definition of native vegetation and minimum tree density, minimum retention requirements, replanting requirements, soil amendment standards, and other general considerations.
9. Title 15 – Zoning - 15.09 – Administration  
AHBL added some minor language calling for LID to be part of the criteria in development review and design review.
10. Cottage Housing Demonstration Project Ordinance  
The principles behind cottage housing developments reinforce the goals of LID, as cottage housing developments aim to reduce building footprints and retain tracts of native vegetation. AHBL recommended that the demonstration projects be required to meet the new, proposed LID conventional volume reduction goals, and adhere to the standards in the draft Clearing and Grading Chapter.
11. Draft Clearing and Grading Chapter

Per the City's request, the consultant provided staff with a draft Clearing and Grading Code with a set of 'performance standards' from a model clear and grade chapter prepared by AHBL and approved by the Department of Ecology.

#### 12. LID Road Standards and Details

AHBL provided road standards featuring LID components and the application of pervious surfaces.

#### Supplemental Information:

In addition, the consultant team provided the following:

1. Tree species table listing Pacific Northwest native and near native species appropriate for native vegetation requirements, tree protection, and landscaping requirements.
2. "Draft Protection of LID IMPs During Construction" – A document prepared by AHBL that outlines construction sequencing and practices that protect pervious areas and LID BMPs during construction.
3. "Maintenance of LID Facilities" – Guidelines for the maintenance of pervious pavement, rain gardens and other LID management techniques.
4. "Criteria for Determining When LID is Feasible" – Outlines criteria to help local government staff determine when LID is feasible.
5. "Background of the LID Performance Standards" – Describes the background and general methodology behind the development of the conventional stormwater volume reduction standards, minimum native vegetation retention, and maximum impervious surface standards and modeling assumptions.
6. "Frequently Asked Questions About LID."

#### Findings:

A large portion of the City of Kent is located in a valley with a high ground water table and susceptible to flooding. As such, City staff had a keen interest in reducing surface water runoff and protecting local infrastructure through LID BMPs. Kent staff requested that recommendations make LID prescriptive throughout the City for most major development projects, by requiring conventional stormwater volume reduction through any combination of LID BMPs. This will be a key step in facilitating LID as the City continues to expand. In addition, the City was in need of detailed and LID focused clearing and grading standards, so the draft chapter provided by the consultant team will be a key tool in facilitating LID in the future.