Watershed-Based Planning Project

City of Duvall
City Council / Planning Commission Joint Workshop
June 17, 2015
What we will cover today

• Revisions made to the Draft Watershed Plan
  – Policy recommendation updates
  – Implications

• Latest results of Watershed Survey

• Next Steps
Major Changes

- Revisions made to policy recommendations based on feedback from Planning Commission, City Council and City staff
  - Incentives were incorporated
  - Implementation of regulations were simplified
Actions Addressing Development Standards

• Impervious surface action revised to tie more closely to effective impervious surface. Incentives established that allow standard to be exceeded.

• Actions to increase densities, cluster subdivisions, and preserve trees now include a clear link to incentives such as:
  – lot size averaging
  – density bonus
  – higher allowance for impervious surfaces

• Parking action changed to recognize unique Duvall context and Old Town parking constraints
Clustering example - Woodinville

- Mix of housing types (cottages and small lot single-family)
Actions Addressing Development Standards

• Soils report action simplified to make it easier for City staff to implement and allow the developer to avoid costly consultant fees

• Landscaping public properties action revised to give Planning Director discretion to waive requirements

• Tree protection action revised to acknowledge different site characteristics, reduced tree survey standards, succession plantings, and narrowing the definition of significant trees
Actions Addressing Development Standards

• Incorporated a trail incentive for the open space action and clarified maintenance responsibility
• Mass grading action revised to allow more flexibility and sloped yards and open spaces
Standard Development Scenario
(Conceptual - for planning purposes only)

Watershed Plan Development Scenario
(Conceptual - for planning purposes only)
Actions Addressing Stormwater Management

• Actions re-organized into four categories: (1) City-wide LID strategies, (2) small site strategies, (3) large site / centralized strategies, and (4) additional strategies

• LID action revised to:
  – Recognize challenges with infiltration
  – Remove suggestion for pervious pavement for public streetscapes (maintenance challenges)

• Flow control exemption action revised to be “right-sized” for Duvall
Actions Addressing Stormwater Management

*LID Strategies for small sites and large sites*

Kirkland – Park Lane

Puyallup – courtesy of WSU and Stewardship Partners
Actions Addressing Stormwater Management

• LID incentives action revised to highlight incentive approaches that could work in Duvall

• Landscape strip action updated to provide for strip consolidation to one side of a sidewalk (multiple benefits associated with this approach highlighted)
Actions Addressing Sensitive Areas Management

• Clarified that wildlife habitat corridor width is established only for planning / review purposes
• Habitat corridors action revised to differentiate between infill development and large-scale development
• Habitat corridors map revised to reflect “pipeline” project conditions
Actions Addressing Sensitive Areas Management

- Sensitive areas buffer actions made consistent throughout Plan (linkages between SA-2, SA-3, and SA-5) and with Ecology guidance
- Sensitive areas buffer action linked to tree protection incentive to encourage standard buffer protections (rather than reduction to minimum)
Actions Addressing Sensitive Areas Management

• Open space action revised to establish a minimum 10 percent contiguous open space or 15 percent throughout the site, with 50 percent planted with native shrubs and trees.
• Removed action that recommended limits on trails within sensitive areas buffers.
• Geologic hazards action revised to require compensation for reduced landslide hazard area buffer in Groups 1 and 2A
Standard Development Scenario

Watershed Plan Development Scenario
Additional Implications of Recommended Actions

• Alternative development approaches
  – Similar density while meeting watershed priorities
  – Cluster housing
  – Corner attached housing
  – Courtyard Housing

• Stormwater systems
  – Vaults and/or Detention Ponds
  – Low Impact Development approaches
Survey Results

• 58 respondents
• Key findings
  >80% concern for flooding / erosion, water quality, loss of F&W, forest, and ag lands
  >50% disposed pet waste, planted trees and native landscaping, and used car washes
Survey Results, continued

• Key findings

  Popular watershed actions:
  – Planting trees and native landscaping
  – Conserving natural vegetation and habitat

  Popular city actions:
  – Additional incentives for developers to building housing units with smaller footprints
  – Educational workshops for managing stormwater
Next Steps (tentative)

- Issue Determination of Non-Significance (DNS) early July
- Planning Commission Public Hearing and recommendation (August 1)
- City Council Public Hearing (August 18)
- Resolution to adopt Watershed Plan put up for a vote (late August)
- Draft regulations for consideration (July - September)