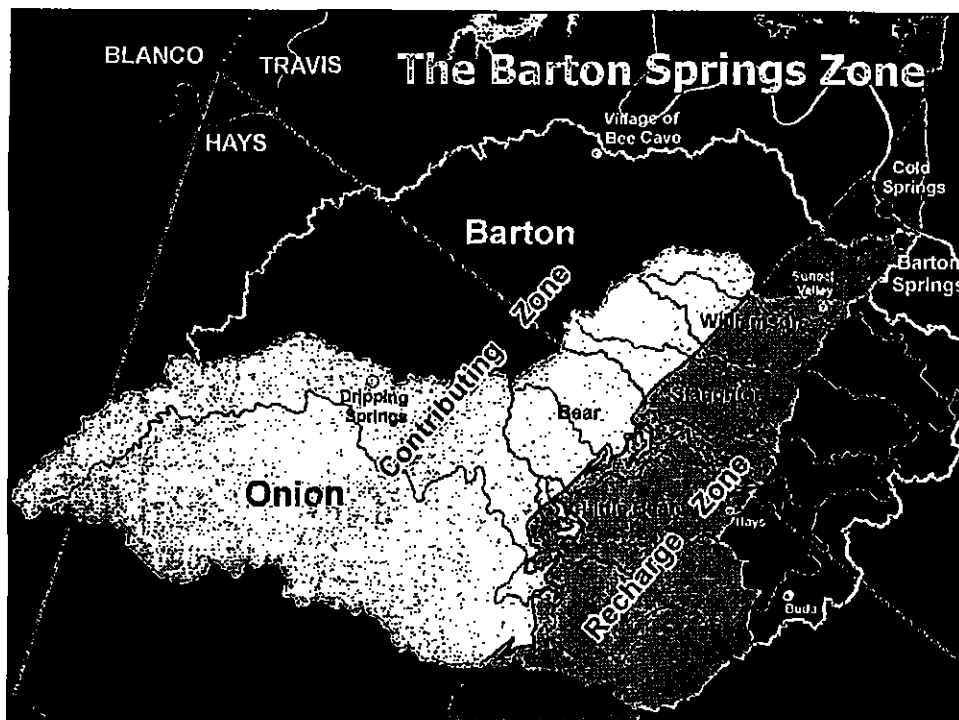


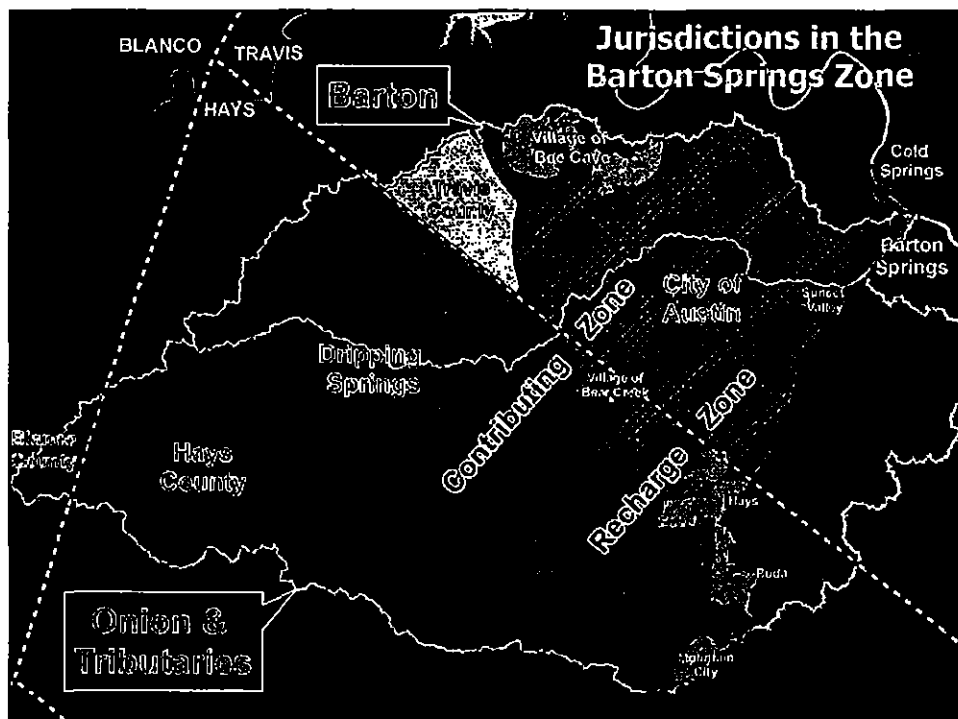
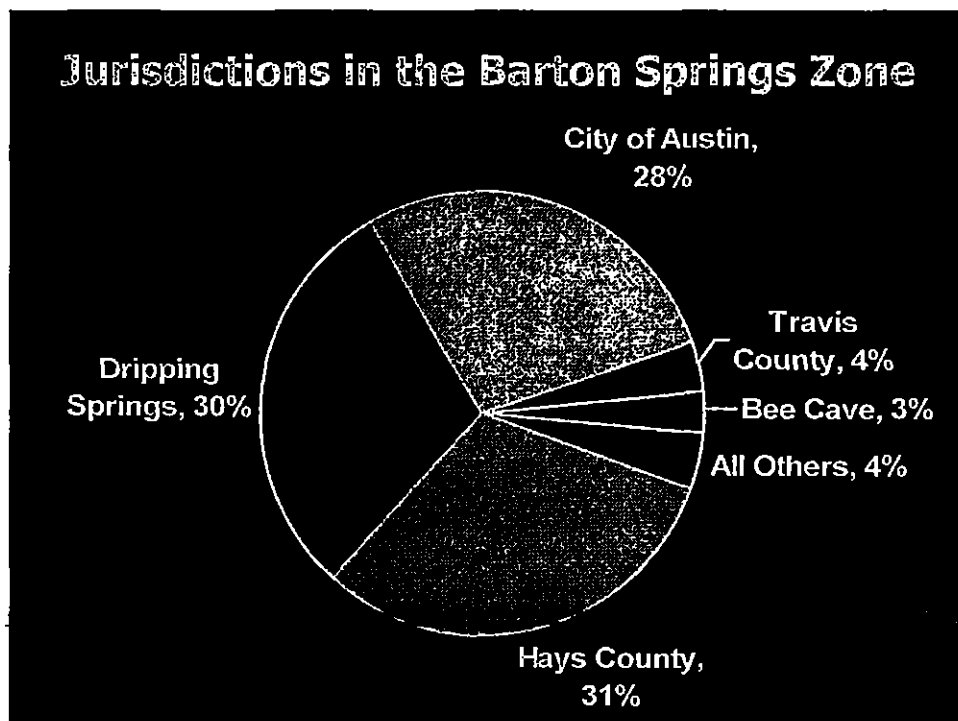
**Watershed Protection
and Development
Review Department**



Regional Water Quality Plan: Comparison with Existing City Requirements

City Council
February 2, 2006





Overview

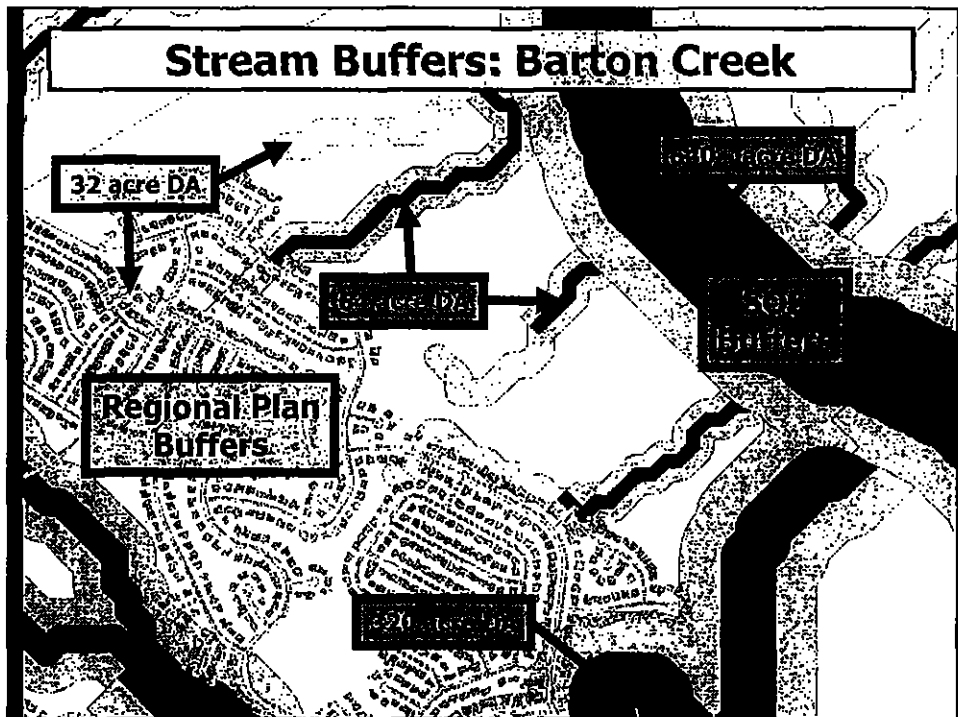
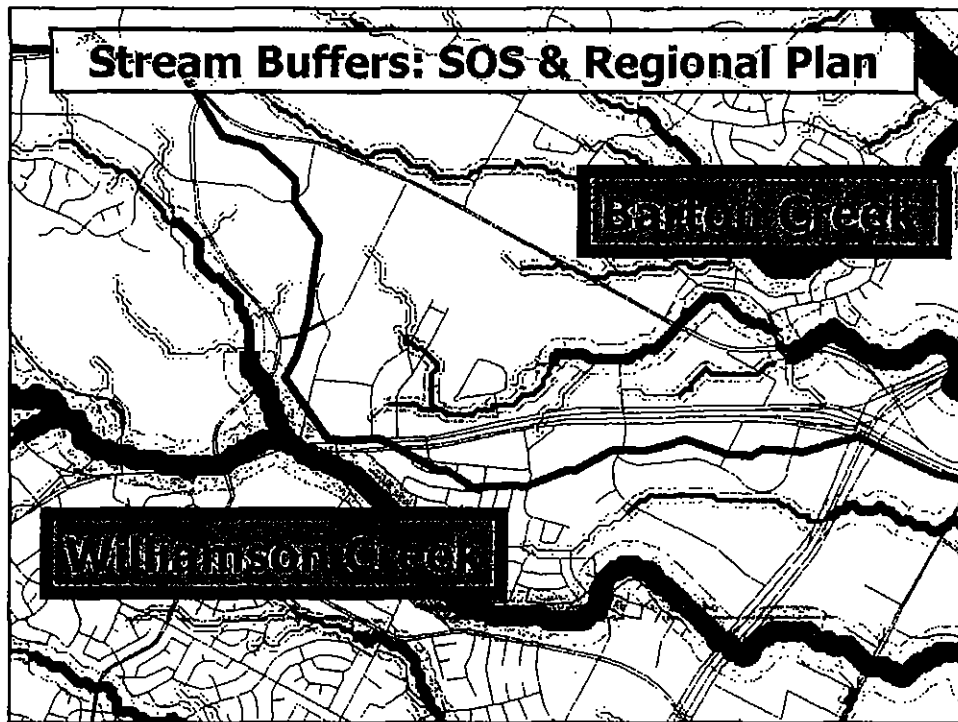


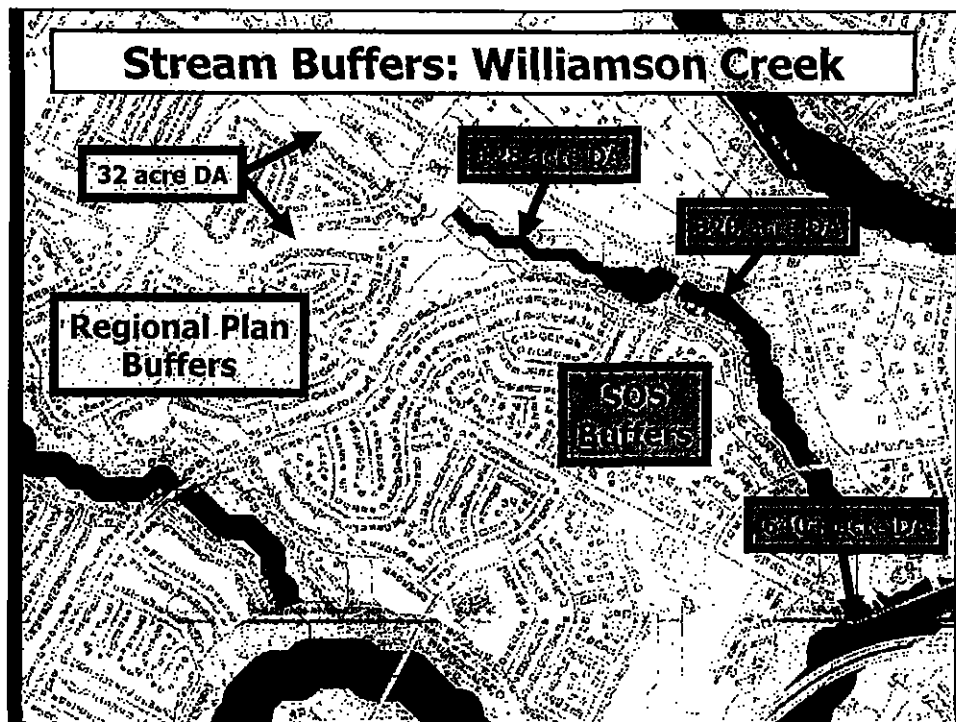
1. Water Quality Buffers/Setbacks.
2. Impervious Cover (IC).
3. Stormwater Management.

Water Quality Buffers/Setbacks



- Drainage Minimum Area for Buffer.
- Buffer Consistency for Watersheds.
- Buffers & 100-Year Flood Plain.
- One vs. Two Stream Buffers.

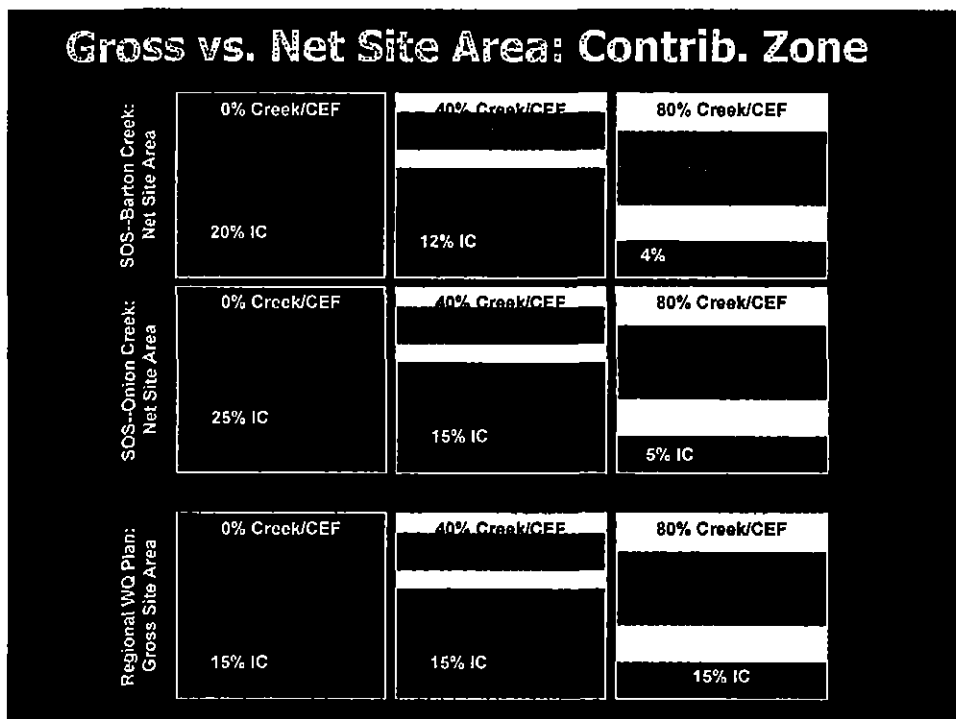
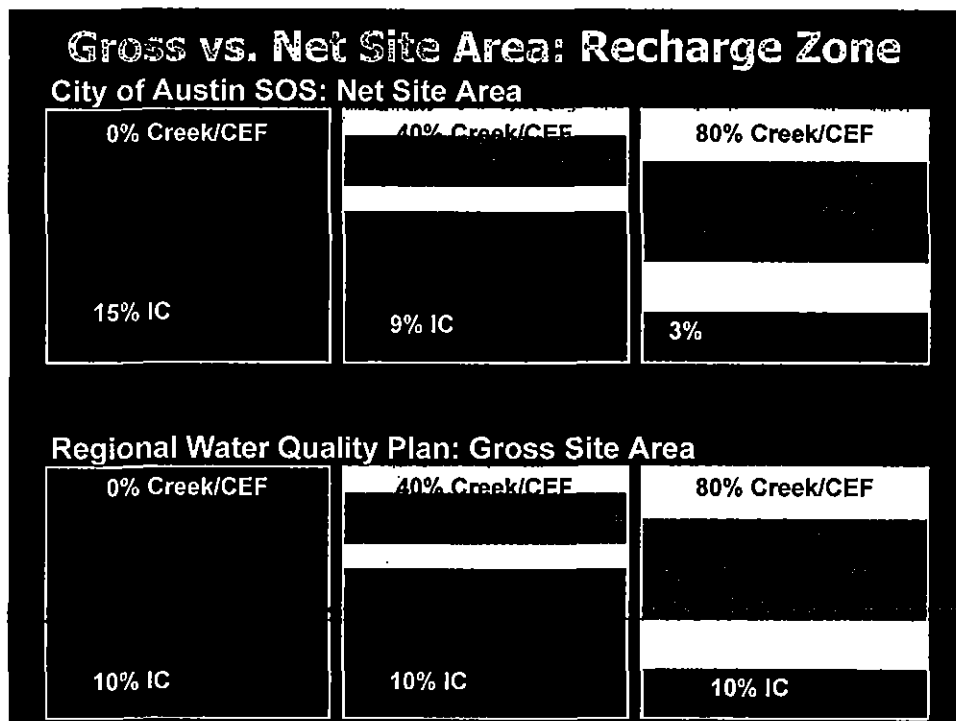


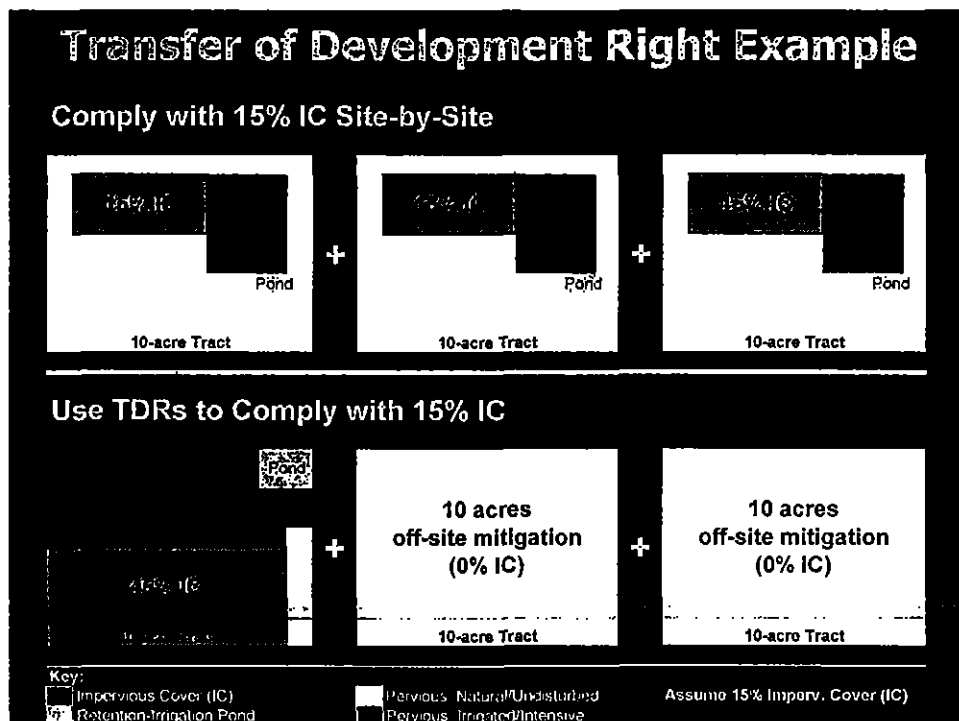


Impervious Cover (IC)



- Gross vs. Net Site Area.
- Preferred Growth Corridors v. Uniform IC Requirements.
- Transfers of Development Rights (TDRs) vs. On-Site IC Requirements.
- Nonstructural Controls in lieu of Structural.
- IC Limits Same vs. Different among Watersheds.
- Rainwater Harvesting for Higher IC.





Stormwater Management



- Stormwater Treatment for Golf Courses.
- Stormwater Treatment for Wastewater Disposal Areas.

⇒ *Rules clarification.*

Next Steps



Rules clarification of:

- ☐ Stormwater treatment for Golf Courses.
- ☐ Stormwater treatment for Wastewater Disposal Areas.

Short-term evaluation of:

- ☐ 32-acre headwaters buffers.

Longer-term study of:

- ☐ Gross Site vs. Net Site & adjusted impervious cover.
- ☐ Transfers of Development Rights.

Watershed Protection and Development Review Department



Regional Water Quality Plan: Comparison with Existing City Requirements

City Council
END

Regional WQ Plan: Recommended IC Limitations



Location	Limited Review	Standard Review	Standard Review + TDRs
Recharge Zone	5	10	15
Contributing Zone (CZ), outside Preferred Growth Areas (PGAs)	7.5	15	25
CZ, Single Family Residential, in PGA	7.5	15	30
CZ, High Density Residential, Commercial, in PGA	7.5	25	45 or No Limit*

*Requires rainwater harvesting from building roofs

