



Engineering Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



TECHNICAL MEMO

To: The general public

From: Van McKay

Date: February 16, 2017

Subject: Low Impact Development Revisions in Uniform Development Code Draft

The City of Kelso is planning to update its Comprehensive Plan, Future Land Use Map, Unified Development Code, and Zoning Map. The updates are part of a general initiative to standardize and clarify Kelso's codes.

In a separate initiative to comply with its municipal stormwater permit, issued by the Washington Department of Ecology, the City of Kelso is planning to revise its Unified Development Code to include Low Impact Development (LID) concepts. LID is an approach to land development that mimics a site's natural pattern of runoff. LID is a way to slow runoff down, spread it out, and soak it in. More information about the requirements and this process may be found on Kelso's LID web page at <http://www.kelso.gov/stormwater/low-impact-development-lid>.

As part of the update to the Unified Development Code, City Planners have incorporated several of the Low Impact Development concepts required by the municipal stormwater permit.

City Council considered the proposed revised Unified Development Code on January 21, 2017 and will again on March 21, 2017. A link to the draft UDC may be found on Kelso's LID web page (see link above).

For the City's stormwater stakeholders, this memo itemizes the proposed changes within the UDC that are related to LID. It also notes existing language in the UDC that is supportive of LID concepts.



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Chapter 17.22 – Development Standards

17.22.020 Density, Dimension, Height, and Setbacks

Maximum lot coverages are established (existing language)

Relatively small setbacks are established (existing language)

Requires setbacks to be landscaped

Prohibits impervious surfaces in setbacks, excepts for approved driveways and sidewalks

Allows LID features in setbacks

Allow zero lot line development for the purpose of promoting LID

17.22.100 Landscaping

Encourages tree retention and existing vegetation by incorporating into site design (existing language)

Requires planting plan to specify soil amendment strategy (existing language)

Plants for planting plans should be native or adapted non-natives (existing language)

Requires 20% of trees in required perimeter landscaping to be native (existing language)

Encourages native vegetation and LID in landscaping

Requires planting plans to include any vegetated LID facilities planned for the site

Allows vegetated LID facilities to contribute to meeting minimum required landscaping

Clarifies that retained trees can help meet stormwater management requirements in Kelso

Engineering Design Manual

17.22.120 Stormwater Management

Encourages use of LID features for stormwater management (existing language)

Chapter 17.38 – Master Planned Residential Developments

17.38.020 Administration

Adds description of site hydrology to site description requirement

Adds stormwater improvements and LID techniques to required conceptual site plan

17.38.040 Approval Criteria

Ensures that consideration has been given to LID stormwater concepts (existing language)