

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON LOW IMPACT DEVELOPMENT

Title Ordinance No. 21-106, RELATING TO GROWTH MANAGEMENT; AMENDING DEVELOPMENT REGULATIONS IN CHAPTERS 30.24 AND 30.41 SCC PERTAINING TO ROADS AND ACCESS

Description This is a non-project proposal to modify the development regulations pertaining to roads and access to: promote access for emergency fire responders and apparatus, remove the need for a variance request to develop private road networks within proposed subdivisions or short subdivisions in urban areas, allow the county engineer to approve private road access to individual dwelling units within a unit lot subdivision, and promote flexibility for the provision of pedestrian facilities within rural cluster and subdivision development

Date: December 9, 2021

Staff Contact: Amber Piona, Planner, amber.piona@snoco.org

LID Evaluation:

Does the new policy or regulation support Low Impact Development	Place an "X" in the appropriate box			If "yes" or "no", explain...
	Increase	Decrease	Neutral	
Retention of native vegetation			X	
Minimal disruption of native soils			X	
Preservation of natural drainage			X	
Minimization of impervious surface area			X	The effect on impervious surface area may be mixed. The amendments would require that the minimum driving surface width for fire lanes not include pedestrian facilities, leading to wider roads and increasing impervious surface area. The amendments also would remove the requirement that pedestrian facilities must be separated from the roadway in rural cluster subdivisions, which would potentially decrease the

				impervious surface area.
Use of LID facilities			X	
Better site design – using LID principles			X	
Adherence to SWPPP and drainage plan requirements			X	
Provisions for long term maintenance			X	
Retention of native vegetation			X	
Minimal disruption of native soils			X	
Preservation of natural drainage			X	
Minimization of impervious surface area			X	