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**Memorandum**

March 1, 2018

**TO:** City Council  
Kurt Sacha, City Manager

**FROM:** Jeff D. Cameron, Public Works Director

**SUBJECT:** Errata Corrections to LMC 17.80 Stormwater Management

**OVERVIEW**

In June 2017, the City revised its development-related requirements for stormwater management under LMC 17.80 as required by the City's NPDES Phase II Municipal Stormwater Permit. Two revisions to LMC 17.80 (Stormwater Management) are proposed to correct errata in the criteria for development project submittals required by the City's Permit, and in the provisions for financial guarantees for the completion of stormwater facilities identified in the development's approved stormwater site plan.

**PROPOSED CHANGES**

**17.80.070 Submittal requirements**

Due to errors drafting the new code language, the current code does not accurately reflect the Permit requirements for redevelopment projects where the valuation of proposed improvements (including interior improvements) is less 50% of the assessed value of the existing site improvements. These projects are allowed to meet a reduced set of stormwater management requirements. The new language corrects the discrepancies and provides for the reduced requirements.

**17.80.070 Financial guarantees**

The current code language erroneously limited financial guarantees to cover the estimated cost of completing stormwater facilities construction per the approved stormwater site plan to those facilities in the public right of way. The new language provides the ability for the City to issue a Certificate of Occupancy while retaining an assurance through a financial guarantee such as a surety bond, that the stormwater management system(s) on both the public right of way and private property will be completed by the applicant.