

21a.

Road Section Deviation Determination: approval of  
Alternative Rain Garden Widths Configuration

July 25, 2014



## CITY OF BLACK DIAMOND

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# ROAD SECTION DEVIATION DETERMINATION

## ALTERNATIVE RAIN GARDEN WIDTH CONFIGURATION

### Findings:

- The Public Works Director has met with the Master Development Review Team in consideration of a deviation to use an alternative and variable width for rain gardens within and adjacent to Right of Way for stormwater treatment associated with public and private streets,
- The deviation was requested by Yarrow Bay Holdings on January 27, 2014 in association with the Phase 1A Preliminary Plat,
- The deviation request is applicable to all phases of The Villages project,
- The deviation request is consistent with the goals and guidelines in the Development Agreement, is compliant with the Hearing Examiner Conditions of Approval for the MPD, and is within the SEPA envelope for the Villages EIS,
- The deviation request will not increase City operation or maintenance costs and is not a public hazard or nuisance,
- A previous and similar request for Phase 1A was submitted and approved.

### SPECIFIC FINDINGS

1. **Will the Deviation achieve the intended result with comparable or superior design and quality of improvement?** Yes. The road will provide comparable function to a City Standard road section. A rain garden will provide treatment and infiltration in close proximity to where the runoff originated which duplicates the natural flow patterns and is Low Impact.
  2. **Will the Deviation adversely affect safety or operations?** No. The rain gardens on the side of the road are already enabled through the Villages Development Agreement.
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3. **Will the Deviation adversely affect maintenance and its associated costs?** No. This deviation will allow larger rain gardens which will decrease costs due to economy of scale.
4. **Will the deviation adversely affect the aesthetic appearance?** No. The purpose of the deviation request is to provide synergy with other landscaping and land uses and specifically improve aesthetics.
5. **Will the Deviation impact future expansion, development or redevelopment?** No. This deviation does not change the location or the aggregate size of the rain gardens, it just allows them to be shaped in a more natural way.

*Public Works hereby approves the Deviation Request (Jan 27, 2014, reference PLN11-0001) for variable-width rain gardens when within or adjacent to the Right Of Way with the following conditions:*

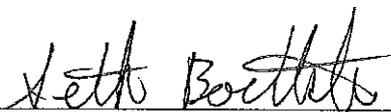
1. *The width is used to complement or enhance adjacent features or uses,*
2. *The roadway section, as shown in the Villages Development Agreement, is not changed (except for the rain garden width),*
3. *The rain gardens are privately owned and maintained.*



Andrew Williamson  
Executive Director Engineering Services

7/25/2014

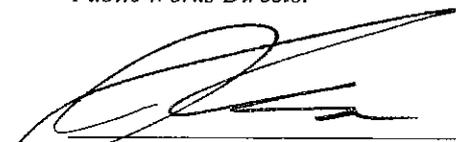
Date



Seth Boettcher  
Public Works Director

7-25-2014

Date



Dan Ervin  
MDRT Engineering Consultant

7.25.14

Date

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