

1 **Assembly Committee Document**
2 **7.2.X – D**

3 Proposed amendments to snow storage and disposal provisions. This document replaces Assembly
4 Committee Document 7.2.X. – B., which was dated 4-1 2009. Track changes highlighting proposed new
5 text in yellow and deleted text in grey show the proposed changes from Document 7.2.X - B.

6 **April 8, 2010**

7 Insert the following new subsection 21.07.040F., *Snow Storage and Disposal*, at page of 27 of the
8 provisionally adopted Section 21.07.040, and re-letter subsequent subsections:

9 **F. Snow Storage and Disposal**

10 **1. Intent**

11 This section addresses seasonal storage and management of plowed snow from on-site
12 parking lots and other motor vehicle areas. It requires developments to provide space to
13 accommodate plowed snow, and also allows alternative and innovative solutions. Its
14 objectives are:

- 15 **a.** Ensure water quality treatment and drainage control of snow melt;
- 16 **b.** Maintain safe and convenient access and circulation; and
- 17 **c.** Protect adjacent landscaping, walkways, streets and property.

18 **2. Applicability**

19 Except where stated otherwise, all existing and new uses with on-site surface areas to be
20 plowed for motor vehicle access, such as parking lots, associated driveways, tractor trailer
21 areas or vehicle sales shall comply with this section. The following uses and surfaces are
22 exempt:

- 23 **a.** Single-family, **two-family**, townhouse, and mobile home dwellings on individual lots;
- 24 **b.** Snow disposal sites subject to subsection 21.05.060E.8.;
- 25 **c.** Pedestrian or non-motorized surfaces, walkways and pathways; and
- 26 **d.** Ice-free (snow melting) surfaces and/or covered surfaces.

27 **3. Operational Standards**

28 For all applicable uses (including existing uses and new development):

- 29 **a.** The maximum height of snow storage piles shall be 15 feet.
- 30 **b.** Plowed snow shall not interfere with required pedestrian or vehicle circulation or sight
31 distance.
- 32 **c.** Snow storage shall not interfere with access to utility equipment, or create a hazard
33 around utility equipment, in accordance with utility tariffs. For example, snow piles
34 shall not be placed underneath an overhead utility line such that the snow pile
35 reduces clearances to less than National Electrical Safety Code (NESC) ground
36 clearance requirements.

- 1 d. Plowed snow may be removed to an approved snow disposal site, or shared among
2 abutting or contiguous lots jointly managed for snow storage and disposal purposes.
3 Plowed snow shall not be otherwise removed from the property[, SUCH AS TO OR
4 WITHIN AN ADJACENT PROPERTY, STREET; ALLEY, SIDEWALK,] **Snow shall not**
5 **be moved to a** right-of-way[,] or other public place without a valid right-of-way permit
6 pursuant to Title 24.
- 7 e. Winter trash accumulation from plowed snow shall be removed and paved snow
8 storage areas swept by June 1 (or as soon as snowmelt conditions permit).

9 [SNOW MELT DRAINAGE SHALL BE CONTROLLED, DIRECTED AND TREATED IN
10 ACCORDANCE WITH SUBSECTIONS F.6 AND F.7 BELOW.]

11 **4. Snow Storage Areas on New Development Sites**

12 New development sites, and redevelopments involving the removal and replacement of
13 principal structures, shall provide for snow storage and disposal on the site plan, as follows:

- 14 a. For residential uses, and for any use that will rely on on-site snow storage, [AN AREA
15 OF THE SITE EQUAL TO AT LEAST 10 PERCENT OF THE APPLICABLE
16 SURFACE AREA TO BE PLOWED SHALL BE PROVIDED AS] one or more snow
17 storage areas **shall be designated on the site.** **For residential uses, the snow storage**
18 **area shall be equal to at least 10 percent of the applicable surface area to be plowed.**
19 **For non-residential uses, this area requirement shall be five percent, and** may be
20 **further** reduced or eliminated [FOR NONRESIDENTIAL USES,] as provided in 4.f.
21 below.
- 22 b. Snow storage areas shall be located to comply with the operational standards of
23 subsection F.3, and shall abut the surface area to be plowed.
- 24 c. Snow storage areas shall have a minimum dimension of eight feet to accommodate
25 snow piling from a plow blade.
- 26 d. **The site plan shall not designate s**now storage areas [SHALL NOT BE LOCATED] in
27 required perimeter landscaping, required **residential** private open space, or on
28 required trees [OR SHRUBS].
- 29 e. Snow storage areas shall be planted with ground-cover (such as grass), or paved
30 subject to subsection 21.07.090H.14, *Paving*.
- 31 f. The snow storage area requirement shall be reduced or eliminated for non-residential
32 uses if an alternative snow management strategy is approved pursuant to F.5. Such
33 strategy shall demonstrate an adequate management plan, staging area, and/or
34 frequency of operations to avoid impacts on other requirements of this title.

35 **5. Alternative Snow Management Strategies**

36 Alternative snow management strategies such as snow melters, underground storage, or
37 removal to an approved snow disposal site, may be approved by the municipal engineer,
38 subject to the following:

- 39 a. The owner shall either set aside the area that would otherwise be needed to provide
40 the required snow storage area on the site, or enter into an agreement with the
41 municipality which is recorded, runs with the use of the land, ensures continuation of
42 the alternative strategy and the future implementation of contingency measures if
43 such contingency measures are ordered by the municipal engineer.

1 b. The method of **treatment and** disposal shall comply with **subsection F.7.**[THE
2 MUNICIPAL SNOW DISPOSAL AND TREATMENT GUIDANCE MANUAL.]

3 [DRAINAGE CONTROL AND TREATMENT SHALL BE PROVIDED AS ESTABLISHED IN
4 SUBSECTIONS F.6 AND F.7 OR AS OTHERWISE PERMITTED BY THE MUNICIPAL
5 ENGINEER.]

6 **6. Snow Melt Drainage**

7 **Developments shall comply with subsection 21.07.040D., *Drainage*, to address drainage of**
8 **snow melt in areas of the site affected by the development.** [SNOW STORAGE SHALL BE
9 LOCATED, DESIGNED AND MAINTAINED SUCH THAT:]

10 [DRAINAGE OF SNOW MELT IS TO BE CONTAINED ON SITE UNTIL DIRECTED
11 THROUGH A TREATMENT FACILITY AS PROVIDED IN SUBSECTION F.7;]

12 [DRAINAGE OF SNOW MELT IS DIVERTED AWAY FROM WALKWAYS, PARKING
13 FACILITIES, DRIVEWAYS, NEIGHBORING PROPERTIES, STREETS, ALLEYS,
14 SIDEWALKS AND RIGHTS-OF-WAY; AND]

15 [DISCHARGE OF FLOWS OFF-SITE SHALL BE CONTROLLED AND DIRECTED. AN
16 APPROVED DRAINAGE CONNECTION SHALL BE PROVIDED TO CONVEY TREATED
17 SNOW MELT RUNOFF INTO ANY ADJACENT PIPED STORM DRAINAGE FACILITY.]

18 **7. Snow Melt Treatment**

19 a. Detention and treatment **practices and/or** facilities for chloride, particulates,
20 [METALS, HYDROCARBONS] and other pollutants shall be provided prior to
21 discharge of snow melt from a site sufficient to comply with the municipal *Snow*
22 *Disposal and Treatment Guidance Manual*, and shall be subject to review and
23 approval by the municipal engineer.

24 [AS AN ALTERNATIVE TO PROVIDING TREATMENT FACILITIES ON-SITE, EXISTING
25 USES, REDEVELOPMENTS NOT SUBJECT TO SUBSECTION F.4., AND
26 DEVELOPMENTS WITH LESS THAN 10,000 SQUARE FEET OF APPLICABLE SURFACE
27 AREA TO BE PLOWED MAY DISPOSE OF ALL PILED SNOW USING AN APPROVED
28 ALTERNATIVE SNOW MANAGEMENT STRATEGY IN SUBSECTION F.5., IF IT IS
29 DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR AND MUNICIPAL
30 ENGINEER THAT IT IS NOT REASONABLY FEASIBLE FOR THE SITE TO MEET THE
31 TREATMENT REQUIREMENTS IN F.7.A. ABOVE.]

32 b. Plowed snow shall be set back from streams, watercourses, wetlands and
33 waterbodies as specified in section 21.07.020, and is prohibited within ten feet of
34 storm water outfalls and discharge points.