Stormwater Requirement Thresholds Handout
City of Kelso

This form provides the information needed to get started with the City of Kelso's stormwater standards. If you are considering a development project, constructing hard surfaces, or plan to remove vegetation on your property, you may be required to obtain a permit through the City Engineering Office to assure compliance with the following stormwater standards:

- Kelso Municipal Code – Chapter 13.09
- City of Kelso Engineering Design Manual – Chapters 1 & 2
- Stormwater Management Manual for Western Washington

As part of your project permit application, you may be required to submit a Full Stormwater Site Plan or an Abbreviated Stormwater Site Plan. The size and nature of your project determines the level of construction stormwater plan required. All projects, regardless of size, are required to control erosion and manage stormwater runoff from construction sites, demolition, clearing, and grading projects.

Below are some key stormwater concepts and definitions. The reverse side of this handout includes a flow chart of the stormwater thresholds for construction and development projects to help you determine if you need a stormwater site plan, and if so, what type. You will need to know the area of hard surface you are adding or replacing, the area of land you are disturbing, and the area of vegetation you are converting.

After you determine the stormwater site plan requirements for your project, the permit counter staff can help you with the next steps in the process.

Related projects and work on multiple parcels:

The project limits include all of the areas where work will be completed. The project limits may encompass less than your entire property or more than one property. If your project is to be completed in phases, the area thresholds must be evaluated cumulatively for all phases of the development.

What are land disturbing activities?

Land disturbing activity is any activity that results in a change in the existing soil cover or the existing soil topography. Land disturbing activity includes clearing, grading, filling, and excavation. Compaction associated with the stabilization of structures and road construction is also considered land disturbing activity. Vegetation maintenance, gardening, and stormwater facility maintenance are not considered land disturbing activity.

What are hard surfaces?

Hard surfaces are impervious surfaces, permeable pavements, or vegetated roofs.

What are impervious surfaces?

A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. Common impervious surfaces include but are not limited to roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.
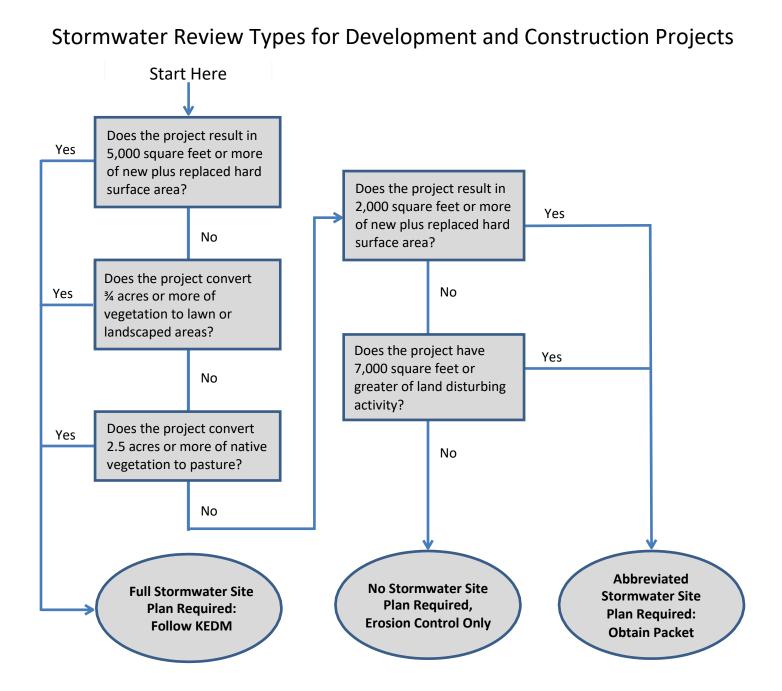
What are replaced hard surfaces?

For structures, the removal and replacement of hard surfaces down to the foundation. For other hard surfaces, the removal down to bare soil or base course and replacement**.**

Refer to the Kelso Engineering Design Manual, online at www.kelso.gov/engineering/engineering-documents, for more information or clarification of stormwater requirements within Kelso. You may also contact the City of Kelso's Engineering Department at (360) 423-6590 or at engineering@kelso.gov.

What does it mean to convert vegetation?

The areas on a project site where native vegetation, pasture, scrub/shrub, or unmaintained non-native vegetation (e.g., Himalayan blackberry) are replaced with lawn or landscaped areas or where native vegetation is replaced with pasture.

Stormwater Review Types for Development and Construction Projects

Start Here

Does the project result in 5,000 square feet or more of new plus replaced hard surface area?
- Yes
- No

Does the project convert ¾ acres or more of vegetation to lawn or landscaped areas?
- Yes
- No

Does the project convert 2.5 acres or more of native vegetation to pasture?
- Yes
- No

Does the project result in 2,000 square feet or more of new plus replaced hard surface area?
- Yes
- No

Does the project have 7,000 square feet or greater of land disturbing activity?
- Yes
- No

Full Stormwater Site Plan Required: Follow KEDM

No Stormwater Site Plan Required, Erosion Control Only

Abbreviated Stormwater Site Plan Required: Obtain Packet

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