



TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
MEETING NOTES
WEDNESDAY, SEPTEMBER 7, 2016
3:00 – 4:30 PM
PLANNING CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

COMMITTEE MEMBERS IN ATTENDANCE: Sarah Blossom, Kol Medina, Ron Peltier, Jon Quitslund

COBI STAFF: Jennifer Sutton, Barry Loveless

PUBLIC: Charles Schmid, Ginny Brewer, Kelly Laughlin, Crystal Rich, Mike Juneau, Robert Dashiell

The Committee approved the notes of the August 17th meeting and the agenda for this meeting, as amended.

Kol reported that the Code amendments needed to abolish cluster subdivisions in most zones have been included in the ordinance attached to the comp plan revisions that will make Code amendments.

Kol reported that the City Council approved changing the name and scope of the Committee to formally recognize its work on low impact development regulations.

Barry affirmed that the consultants from Herrera will be represented at the meeting on September 28, and we will have material from them prior to the meeting. Their report at that time is expected to show where the BIMC already conforms to the guidelines mandated by the state for stormwater management, and where there are gaps to be filled, with specifics as to how the BIMC could be amended.

Barry expressed a doubt that Herrera's work will 'scratch all the itches' that members of the committee may be feeling. It will establish principles and procedures, and a baseline; our regulations may be more prescriptive or stringent. Ron recalled the city attorney's explanation that a 'nexus' must be established between constraints on development and public purposes such as environmental protections; he expected LID standards to establish that nexus. Kol added that LID standards will provide a scientific basis for land use regulations.

Kol initiated a discussion of the scope and length of the meeting on Sept. 28, proposing that it might be as long as three hours, beginning with discussion of a 'case study,' to consider what difference LID standards might make if they were applied: several possible cases were mentioned. Staff agreed to present a case-study at the beginning of the meeting. It was agreed to make it a 3-hour meeting: spend the first hour on the case-study and spend the final two hours working with Herrera

Since a meeting is scheduled for next week, Kol asked what should be on that agenda. Jon proposed that we use that time to catch up on ongoing business that is separable from LID considerations, such

as Mack's interest in ROW trees and neighbor issues (item 4 A). Items 4 B and D were touched upon later in the meeting and set up for some discussion on Sept. 14.

Item 4 B: Amending BIMC 18.15.010.C to preserve trees in a buffer zone, preventing harm to roots essential to their windfirm condition. Jon observed that a lot depends on the characteristics of vegetation in the buffer area and the purpose it is supposed to serve: a mature tree with no branches lower than 30 feet off the ground may not be as effective as a couple of younger trees, while in another situation one or more mature trees will be worth preserving. Mike observed that regulations should permit maintenance (including removal of volunteer big leaf maples) to promote the health of the buffer vegetation. Jennifer cited the Purpose statement from the BIMC chapter. Kol asked Sarah to draft some amending language.

Item 4 C: Content for a page on the COBI website describing the committee's objectives, identifying its members (with contact information), etc. The page would not be interactive or changing week by week, but not entirely static. Committee members should send suggestions for content to Ron.

Item 4 D: Redrafting Veg Management & Land Clearing chapters (BIMC 16.22 & 16.18). Jon said that he and Ron had not yet conferred on this project. Three pages pertaining to a New BIMC Chapter 16.22 (or, alternatively, 16.18), had been distributed at an earlier meeting; Jennifer distributed fresh copies, along with a page of Policy Questions she had prepared. Discussion of this project will be on the agenda for the next meeting. Next steps will involve identifying the different circumstances to which parts of this omnibus chapter will apply. Crystal observed that the regulations will need to allow clearing for agriculture, and Ginny said that she would provide some guidance from Friends of the Farms.

Item 5 B: Structure of meetings. We discussed when and how to provide citizens with opportunities to describe problems, address policy issues, and raise questions. Citizens also may have expert knowledge that can contribute to the committee's work on the agenda items. We agreed that there should be some time at the beginning and (if called for) at the end of each meeting for any citizen to describe, in a couple of minutes, their reason for coming to the meeting.

The next meeting will be on Sept. 14 at 3 p. m.

Notes Approved: September 14, 2016