



TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
MEETING NOTES
WEDNESDAY, SEPTEMBER 28, 2016
1:00 – 4:00 PM
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

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

COBI STAFF: Marilyn Guthrie, Peter Corelis, Janelle Hitch, Jennifer Sutton, Josh Machen, Barry Loveless, Gary Christensen, Kelly Tayara; Rebecca Dugopoleski (consultant from Herrera)

PUBLIC: Kelsey Laughlin, Robert Dashiell

Kol called the meeting to order at 1:05 p. m. Item 1: Notes from the 9/14/16 meeting were approved as distributed. Item 2: The meeting agenda was approved.

Item 3, public comment: Robert D., referring to the Stormwater Manual (2012 edition) used by Kitsap County, commented on the failure rate of rain gardens and the need for continuing maintenance. Will COBI undertake periodic inspections? He also asked if the definition of “Roadway” will include bike paths. Janelle, responding, said that the Technical Guidance Manual (date?) will be applied here and in Kitsap Co. She noted that bike paths are not regarded as sources of pollution.

Item 4, LID Case Studies (‘mock scenarios’), presented by Peter and Janelle: one is a single family project, the other is a 7 acre subdivision off Weaver. Every project needs a stormwater management plan. This involves calculating the square footage of hard surface (paved driveway/parking area and buildings). 0 to 800 sf is exempt; 800 to 5000 sf is small; above 5000 is large. The Stormwater Manual is used to determine how much water must be provided for, determined by the square footage.

Kelsey added that the amount of clearing (land disturbance) also figures into the management plan. Up to 7000 sf is exempt; 7000 to 32,000 sf (3/4 acre) is a small project. Contiguous projects are treated as one project, even if a subdivision development takes place over a period of five years.

The first project involves construction of a 2800 sf single family residence on an undeveloped 4.04 acre lot in R-0.4. This counts as a large project, with new impervious surface of 8,000 sf. The prevalence of hardpan means that water will be dispersed, with minimum infiltration.

In the second project, a 7-acre subdivision, each building lot is 3600 sf; 65% of the property is being preserved as forested open space. Kol asked, How do we use LID standards to achieve the desired results (preservation of undisturbed land with what the Subdivision Design Standards call “valued open space features”)? Apparently, the lay of the land in this project meets LID standards.

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

Item 5, LID Code Recommendations: Marilyn and Rebecca gave a power point presentation. The Committee and others also received redline copies of BIMC 15.20, revised and now titled "Surface Water and Stormwater Management." This revision meets the standards set in the Department of Ecology Stormwater Manual, several pages of which were provided to the Committee and others.

The goal of the revisions is to make LID standards the preferred and commonly used approach to management of surface water and stormwater flows resulting from development, by striving "to mimic pre-disturbance hydrologic processes" (definition 22 in BIMC 15.20).

Ron raised several questions. How can we take cumulative impacts into account? How can we take into account a pre-existing water management problem? Are the thresholds the same for lots of all sizes? Josh observed that currently, there is no limit on the amount of impervious surface, on lot coverage by buildings.

Attention was drawn to 15.20.060 (Approval standards) item H (page 12), which calls for "a site assessment following the guidance of the LID Manual." This site assessment drives the design and development. On the basis of this assessment, the site development permit is prepared and reviewed. Only then will the building permit be prepared.

Kol observed that buffer requirements will not be a primary concern. Mack, on the other hand, said that he cares about buffers between properties in different zones, and between different uses.

What if site conditions make a desired development infeasible? The Manual deals with infeasibility criteria.

The next Ad Hoc Committee meeting is scheduled for Wednesday October 12, at 3pm.

Notes Approved: October 12, 2016