



TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
MEETING NOTES
WEDNESDAY, OCTOBER 26, 2016
2:30 – 4:30 PM
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

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

COBI STAFF: Marilyn Guthrie, Peter Corelis, Janelle Hitch, Gary Christensen, Josh Machen, Rebecca Dugopolski (from Herrera)

PUBLIC: Charles Schmid, Ann Wilson

Item 1: Notes from the meeting October 12 were not available. Item 2: There were no additions or objections to the agenda as distributed.

Item 3: In the slot provided for public comment, Jon asked if Ann Wilson might be allowed to state briefly her reason for attending the meeting. She described clearing and grading activities on a property near her home which she viewed as impermissible, in violation of proper permit application procedures and inconsistent with Vegetation Management and Critical Areas regulations. In response, Gary made a few comments. While the matter is being investigated, staff cannot offer any comments. Between the parties, there are different opinions on the facts. The clearing permit has been revoked; a stop work order has been issued and is being appealed. Gary will report to the committee when more is known.

Item 4: Marilyn brought the committee up to date on the work done and the schedule for action on an LID Ordinance which will make spot changes in several places within the BIMC. Ordinance No. 2016-28 also entails substantive changes in the contents of BIMC Chapters 15.20 and 15.21. Kol asked what goal the committee should reach by the end of the meeting. In reply, Marilyn referred to the Planning Commission meeting on October 27, with the Ordinance on the agenda for discussion, and a tight schedule for Council consideration in the coming month, so now is the time for the committee to discuss and improve the text.

Questions were raised about several passages in the draft Ordinance, and Jon had some specific corrections and additions to propose. (Jon observed that most often it was language in the current Code that needed improvement.) Janelle mentioned that the LID Manual emphasizes the importance of the site assessment process that will be required prior to any clearing and site design work, to ensure that the proposed development will conform to LID design principles and take advantage of the 'lay of the land' in the management of stormwater. Janelle has been working on the permit form that will stipulate all that is required in this site assessment. When that is done, Phase I of the project will be substantially complete.

Mack observed that conditions on neighboring properties need to be considered when the scope of the site assessment is determined, in order to minimize off-site impacts of development.

We discussed the need to verify the accuracy of information submitted in the site assessment:
Should a site visit by staff be required before issuance of a permit for clearing?

There was some discussion of the language on p. 20 of the Chapter, pertaining to inspection at several stages of the development activities: it was suggested that the property owner or developer should be responsible for arranging for these inspections.

During the preceding discussions, the Committee made numerous changes to the draft LID Ordinance via consensus.

Kol had some questions about specifics in Phase I and Phase II, and the committee discussed items in the two phases, with a sense of urgency about Phase II and recognition that extending Herrera's contract will most likely be needed to handle the work.

With an understanding that revisions will be conveyed to the Planning Commission, the Committee voted unanimously to approve the Draft and send it forward to the Commission for further discussion.

Prior to adjournment, Nov. 9 was set as the date for the next meeting. The new Land Clearing / Vegetation Management chapter will be on the agenda.

Notes Approved: November 10, 2016