CITY OF
BAINBRIDGE ISLAND

TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
REGULARLY SCHEDULED MEETING
WEDNESDAY, DECEMBER 21, 2016
3:00 – 4:30 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

# AGENDA

1. Review and Approve Notes from November 30, 2016 Meeting (if available) 3:00

2. Review and approve meeting agenda 3:05

3. Public comment on agenda-related items 3:05

4. Reports 3:15
   A. Low Impact Development regulations – Planning & Public Works Staff
      Work Plan for Phase 2

5. Ongoing Business
   A. Re-drafting vegetation management and land clearing chapters 3:30
      (BIMC 16.22 & 16.18, respectively)- Commissioner Quitslund and Councilmember Peltier
      Review, discuss purposes and findings and policy questions (previously developed by staff)

6. Public comment on agenda-related items 4:15

7. For the Good of the Order 4:25

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

**Phased Approach to Issues Surrounding LID**

**Phase I – to be completed by 12/31**

☒ 1. Adopt the 2014 version of the SWMMM.

☐ 2. Develop a Site Development Permit (SDP) – moving as a separate ordinance to City Council only.

- Develop fees for the SDP.

☒ 3. Request for "references in the code to the SWMMWW" -> Summary Section in the code to provides a brief summary of the minimum requirements and thresholds included in the Ecology manual (and Phase II permit).

☒ 4. Maintaining clearing limits – add to construction inspection section (15.20.070) as a City inspection item.
☒ 5. Add a third party requirement for ongoing annual inspections for private facilities. Include in Phase I.
☒ 6. Confirm that site development tools focus on native vegetation retention – to the extent possible, but overriding zoning, requesting variances or exceptions to set backs would be handled in Phase II.

<u>Other</u>

- Notes on Design Drawings for bicycle pathways.

**Phase II – Proposed to Planning Commission to be taken up in 2017**

☐ 1. Moving from the 800 sq. foot trigger to 2000 sq. foot to encourage smaller foot prints.
☐ 2. Variance Issues.
☐ 3. Propose an approach for dealing with cumulative impacts. (Retrofitting and off site issues).

☐ 4. Redevelopment changes (additions, etc.?).
☐ 5. SMP limited amendments.
☐ 6. Refer to section of code regarding penalties for cutting down trees.
☐ 7. Any gaps in 16.22 (Vegetation Management).
☐ 8. Confirm that site development tools focus on native vegetation retention.

Added
☐ 9. Review and improve enforcement as needed. How will enforcement be accomplished? (**Kol**)

<u>Other – from my notes</u>

- Work on triggers for LID and "off ramps":
  - (feasible vs. infeasible criteria).
  - ID loop holes
- Continue to evaluate direct discharge requirements.
- Should we revise the .3" / hour infiltration rate to less to encourage more infiltration? (Mack)
- R1/R2 LID standards.
- Combine Land Clearing and / Vegetation Chapters.
  - Maintain clearing limits and associated enforcement if not maintained
- Buffers – perhaps part of the Variance issue above.
- Title 18 Design Guidance – included in Herrera's proposal.
- Limiting house sizes?
- Common area considerations

Tree Committee Table

| Phase II Issue | Effected Title | Explanation / Clarification |
|---|---|---|
| **Increase new/redevelopment trigger from 800 to 2000 sq. ft.** | 15.20 | Encourage smaller foot prints. |
| **Variance Issues** | Various | When will you allow LID to vary setbacks, special conditions, etc. |
| **Retrofitting and off site issues** | | Propose an approach for dealing with cumulative impacts. |
| **Redevelopment changes – *same as above?*** | | Additions and other impervious surface increases. |
| **SMP limited amendments** | 16 | Implement required changes to T 16 that were not implemented in Phase I. See 2016_0802_Title 16_Environment |
| **Vegetation Management** | 16.22 | Gaps in 16.22 – See SMP Limited Amendments above. |
| **Vegetation Management** | 16.22 | Confirm that site development tools focus on native vegetation retention. |
| **Enforcement - Kol** | Various | Refer to section of code regarding penalties for cutting down trees and, in general, beef up enforcement if LID isn't installed or properly maintained. Also for violating clearing limits or removing trees that were either required to reduce LID installations or, in some other way, part of LID installed during development or redevelopment. |
| **"Off ramps"** | 15? | Work on triggers for LID<br>- (feasible vs. infeasible criteria)<br>- ID loop holes |
| **Direct discharge requirements** | | Evaluate direct discharge requirements. These projects were held to a higher than "Ecology required" standard because Planning Commission felt that these project were being let off the hook. Is that true or are we making projects evaluate LID options that aren't needed or would never apply. This subject might also might be dealt with under "off ramps". |
| **.3" / hour infiltration rate - (Mack)** | 15 | Should we revise the .3" / hour infiltration rate to less to encourage more infiltration? |
| **R1/R2 LID standards.** | | |
| **Combine Land Clearing and / Vegetation Chapters.** | 16 | Rewrite of these chapters has been an ongoing request by TC. Since we'll be updating this code to get LID requirements in, perhaps this is the time to do it? |
| **Maintain clearing limits and associated enforcement if not maintained** | Various | See enforcement above |
| **Buffers – road side, setbacks, etc.** | | Perhaps part of the Variance issue above. |
| **Title 18 Design Guidance** | | Update T 18 Design Guidance - included in Herrera's proposal. |
| **Limiting house sizes?** | | Perhaps an "off ramp" issue. |
| **Common area considerations** | | |