



TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
MEETING NOTES
FRIDAY, SEPTEMBER 15, 2017
8:00 – 10:00 AM
COUNCIL CONFERENCE ROOM

Committee Members in Attendance: Sarah Blossom, Ron Peltier, Kol Medina, Jon Quitslund, Mack Pearl

COBI Staff: Jennifer Sutton, Christy Carr

Agenda Items 1, 2, & 3: Notes from the meetings of August 2nd and 23rd were reviewed and approved as distributed. The Meeting Agenda was reviewed and approved, with Mack expressing interest in discussing the Site Assessment Review policy. There was no public comment on agenda items.

Item 4, Update on the Critical Areas Ordinance: Christy distributed copies of her revised draft of **BIMC 16.20.100 Aquifer recharge areas**. In discussion, we sought ways to simplify and streamline the presentation of this section's applicability and the means by which the quantity and quality of aquifer recharge will be protected. For instance, the substance of subsection **B. Classification** was moved up to subsection **A.1.b**.

Christy spoke of her intention to establish strong links between section 16.20.090 (Trees and vegetation) and this section. In turn, this section relates to the LID policies in BIMC 15.19 and 15.20. Kol explained that the LID Manual can't be modified to establish 65% and 35% as the norms for undeveloped and developed portions of a building lot, but our regulations for the Critical Aquifer Recharge Area (CARA) can do so, and the Site Assessment Review can (as a rule, allowing for exceptions) implement those norms. Further, our revision of BIMC 16.18 will be the place where further justification for tree and canopy cover retention can be provided.

With reference to subsection **C. Permit review and procedures**, Christy said that COBI now uses a Master Land Use Application for all land use permits, and the Critical Area Permit is a subset of that. It may be practical to develop two such permits, major and minor.

Subsection **F. Native Vegetation Protection Area (NVPA) Requirements** is a brand new section, and in discussion we agreed on some changes that will be made in the draft before it goes into the Council packet. Some undeveloped lots are too small to allow for as much as 65% to be left in a natural state, and some lots will have been partially cleared for pasture or crop agriculture. We did not see the need to require revegetation. However, it will be important to preserve soils in open space areas. The NVPA has not yet been fully defined, but Christy's text includes a definition of "Natural forested condition."

We agreed that forest stewardship plans would be useful in connection with subsection **F.2. NVPA standards**: they would serve to establish site-specific and long term standards and objectives. Kol asked how the NVPA Requirements would apply to the

design of subdivisions, and we noted that revision of the subdivision regs is a high priority.

The Committee agreed that, with modifications as discussed, this section of the Critical Areas Ordinance is ready for presentation to the Council on Tuesday (9.19.2017).

Christy passed out copies of the DRAFT Site Assessment Review application.

Item 4, Agenda for Next Meeting: We will meet on Sept. 20th to discuss BIMC 16.18.

Notes Approved: September 20, 2017