



Planning Commission

Low Impact Development (LID) Code Revisions -- Review Process Briefing

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Title

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Recommended Action

None; receive briefing and provide feedback to staff on process.

Report

Issue:

In preparation for Planning Commission's review of proposed LID code revisions starting in January 2016, staff will provide an overview of the process thus far and discuss how Commission review could proceed.

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Background and Analysis:

During early 2016 (January - March), Planning Commission will review and discuss proposed low impact development stormwater updates to Olympia's development codes. Specifically this includes the Drainage Design and Erosion Control Manual for Olympia (DDECM), and portions of the Engineering Design and Development Standards (EDDS) and Olympia Municipal Code (OMC). Planning Commission will review specific regulatory language, host a public hearing, and forward a recommendation to City Council in early spring, 2016. City Council anticipates adopting LID code revisions in July 2016, six months prior to the State-mandated deadline of December 31, 2016. More information is available on the City's [website <http://olympiawa.gov/city-utilities/storm-and-surface-water/Low%20Impact%20Development.aspx>](http://olympiawa.gov/city-utilities/storm-and-surface-water/Low%20Impact%20Development.aspx).

The Washington State Department of Ecology defines low impact development as "a stormwater and land use management strategy that strives to mimic natural hydrologic processes such as infiltration, filtration, and evaporation of precipitation." The strategy emphasizes natural resource conservation

site planning, and small-scale stormwater management practices that are integrated into the project design. Low impact development techniques include careful site design and innovative stormwater management approaches such as, bioretention, compost-amended soils and minimizing impervious pavement surfaces.

The City of Olympia is required by the State to evaluate our various codes and regulations in order to “make LID the preferred and commonly used approach to site development.” Regardless of the State mandate, our community has a strong interest and considerable experience with LID and other environmentally-sensitive development practices. However, unlike past work, Olympia’s code and regulations have not been comprehensively evaluated from an LID perspective.

During fall 2015 (September - December), Olympia’s Utility Advisory Committee (UAC) reviewed proposed LID technical and policy recommendations. The UAC’s recommendation will be available for OPC’s January meeting.

Next Steps

Substantial portions of six Planning Commission meetings between January and March are reserved for the Commission’s review and recommendation on low impact development code revisions. Below is the proposed schedule:

- January 4: Briefing
- January 25: Briefing
- February 1: Public hearing
- February 22: Deliberation
- March 7: Deliberation
- March 21: Conclude deliberation and make recommendation to Council

Neighborhood/Community Interests (if known):

The LID code revisions build upon neighborhood, development and community interests in environmental protection and sustainable development. The outcomes will help guide development practices in Olympia for years to come.

Options:

Not applicable; briefing only.

Financial Impact:

Public Works and Community Planning and Development Departments are providing the in-house planning and technical resources for the project. Additionally, the Storm and Surface Water Utility funded outside consultant support.