



Land Use & Environment Committee

Low Impact Development (LID) Code Revisions

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Title

Low Impact Development (LID) Code Revisions

Recommended Action

Committee Recommendation:

Move to forward the LID code revisions to Council as recommended by the Planning Commission.

City Manager Recommendation:

Move to forward the Low Impact Development (LID) code revisions to Council for a Study Session and then a Public Hearing.

Report

Issue:

Whether to forward the LID code revisions to Council study session and public hearing.

Staff Contact:

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Presenter:

Laura Keehan, Public Works Water Resources

Background and Analysis:

Washington State Department of Ecology (DOE) requires that Western Washington Phase II Municipal Stormwater NPDES permit holders evaluate their various codes and regulations in order to “make LID the preferred and commonly used approach to site development.” These new rules must be in place no later than December 31, 2016. Regardless of the DOE mandate, our community has a strong interest and a rich history related to LID.

DOE defines LID 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 integrating natural resource conservation site planning and small-scale stormwater management practices into the project design. The techniques include minimizing impervious surfaces and adding bioretention and compost-amended soils.

In 2014, staff began drafting proposed LID-related updates to Olympia's development regulations. Specifically this includes Olympia's Drainage Design and Erosion Control Manual (DDECM), the Engineering Design and Development Standards (EDDS) and the Olympia Municipal Code (OMC).

During fall 2015, the Utility Advisory Committee (UAC) reviewed proposed LID technical and policy recommendations (Attachment 1). The Planning Commission reviewed the proposed code changes and UAC's recommendation and has recommended approval subject to minor modifications (Attachment 2).

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.

The Planning Commission held a public hearing on the draft LID code revisions on February 1, 2016. A public comment period ran from January 4 through February 12, 2016. Staff has revised some code language based on the comments received.

Options:

1. Forward the LID code revisions to Council for a study session and public hearing. This will allow the LID code revisions to be adopted by Council in July 2016, in advance of DOE's mandate.
2. Do not forward the LID code revisions to Council. This could delay adoption of LID codes beyond the DOE deadline, which would violate the City's compliance with the Western Washington Phase II Municipal Stormwater Permit.
3. Direct staff to revise LID code based on Council feedback. This will delay adoption, but will address Council concerns.

Financial Impact:

There will be costs associated with LID for the City. In particular the Storm and Surface Water Utility will experience added costs associated with long-term inspection and maintenance of LID facilities. Community Planning and Development will see increases in staff time associated with permitting and construction inspection of LID facilities. Developers and property owners will also experience new costs associated with implementation of these regulations.

Attachments:

UAC LID Recommendation Letter
Olympia Planning Commission LID Recommendation Letter
[Hyperlink](#)