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City Council

Briefing on Low Impact Development (LID) Code Revisions

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Title

Briefing on Low Impact Development (LID) Code Revisions

Recommended Action

Committee Recommendation:

The Land Use and Environment Committee recommends that a public hearing be held on the proposed LID code revisions on June 21, 2016.

City Manager Recommendation:

Receive the briefing on the proposed LID code revisions and provide staff feedback in preparing for a public hearing on June 21, 2016.

Report

Issue:

Whether to receive a briefing on the proposed LID code revisions.

Staff Contact:

Laura Keehan, Senior Planner, Public Works Water Resources, 360.753.8321

Presenter(s):

Laura Keehan, Senior Planner, Public Works Water Resources

Eric Christensen, Planning & Engineering Manager, Public Works Water Resources

Nicole Floyd, Senior Planner, Community Planning and Development

Background and Analysis:

Washington State Department of Ecology (Ecology) requires that Western Washington Phase II Municipal Stormwater 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 to ensure compliance with our permit.

Ecology 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." Additional background information about the LID code update project is in the attached overview.

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 staff's proposed LID technical and policy recommendations (see UAC letter). The Planning Commission then reviewed UAC's recommendations along with draft code language. Planning Commission recommended approval with minor modifications (see Planning Commission letter) and to forward it to City Council. Staff made Planning Commission's suggested change, as well as modified some areas of the proposed codes based on public comments and legal review.

Staff will post the May 10, 2016 draft LID code language on the City's website (see hyperlink). This will give the public six weeks to review and comment before the proposed June 21 Public Hearing.

Neighborhood/Community Interests (if known):

Regardless of the LID mandate, our community has a strong interest in environmentally sensitive design and LID. The code revisions build upon neighborhood, development and community interests in environmental protection and sustainable development. The new code will guide development practices in Olympia for years to come.

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 facilities. Developers and property owners will also experience new costs associated with implementation of these regulations.

Attachments:

May Draft LID Code Revisions (Webpage)
Low Impact Development Overview
Utility Advisory Committee Letter
Planning Commission Letter