City Council

Approval of Low Impact Development (LID) Code Revisions Ordinance

Agenda Date: 7/12/2016
Agenda Item Number: 4.G
File Number: 16-0521

Type: ordinance **Version:** 2 **Status:** Passed

Title
Approval of Low Impact Development (LID) Code Revisions Ordinance

Recommended Action
Committee Recommendation:
Following a six-week public comment period, the Planning Commission recommended moving forward with approval of the ordinance to amend Olympia's development regulations for low impact development.

City Manager Recommendation:
Move to approve the recommended ordinance on second reading.

Report
Issue:
whether to approve the recommended ordinance.

Staff Contact:
Laura Keehan, Senior Planner, Public Works Water Resources, 360.753.8321
Nicole Floyd, Senior Planner, Community Planning and Development, 360.570.3768

Presenter(s):
None. Consent Item.

Background and Analysis:
Background and analysis have not changed from first to second reading.

Washington State Department of Ecology (Ecology) requires the City of Olympia to evaluate our various codes and regulations in order to "make LID the preferred and commonly used approach to site development." The City must adopt the new rules no later than December 31, 2016 to ensure compliance with our Western Washington Phase II Municipal Stormwater 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.

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.

A six-week written public comment period ran from May 10 to June 20, 2016. No written comments were received between May 10 and June 9 (in time to attach to this staff report). Comments received after June 9 will be distributed to Council members at the public hearing.

Options:
1. Approve the low impact development code ordinance as proposed. New LID code will take effect December 1, 2016 prior to the permit compliance deadline.
2. Direct staff to modify the LID code provisions as determined by Council and return at a future date with a revised ordinance.
3. Do not approve the low impact development code amendments. This would cause the City to be out of compliance with the Western Washington Municipal Stormwater Permit.

Financial Impact:
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 may also experience new costs associated with implementation of these regulations.

Attachments:
LID Ordinance
LID Overview
UAC Letter
Planning Commission Letter
Hyperlink to LID webpage