

**Island County:
Project Summary**



Brandon Sweeza
Planner
Planning and Community Development
1 NE 6th Street
Coupeville, WA 98239

(360) 678-7822
brandonS@co.island.wa.us

Scope of Assistance:

Prior to the policy review meeting on February 26, 2009, Island County and AHBL staff agreed on a scope of services for the regulations to be reviewed. The following are the sections of the code that the County staff directed the consultant team to review:

- ◆ Title 11 – Land Development Standards
 - 11.01 – Land Development Standards
 - 11.02 – Clearing and Grading Requirements
 - 11.03 – Stormwater and Surface Water
- ◆ Title 16 – Planning and Subdivisions
 - 16.06 – Land Divisions and Dedications
 - 16.15 – Site Plan Review
 - 16.17 – Planned Residential Development
 - 16.19 – Land Use Review Process
- ◆ Title 17 – Zoning
 - 17.03.010 – 17.03.163 (Zones)
 - 17.03.180 – Land Use Standards
 - Engineering Design Standards
- ◆ Additional Work Products:
 - Review the existing Rural Stewardship Program and make recommendations for how can LID be implemented.

This direction resulted in the review of the following County Codes and standards by the consultant team:

- ◆ Title 11 – Land Development Standards
 - 11.01 – Land Development Standards
 - 11.02 – Clearing and Grading Requirements
 - 11.03 – Stormwater and Surface Water
- ◆ Title 16 – Planning and Subdivisions
 - 16.06 – Land Divisions and Dedications
 - 16.15 – Site Plan Review
 - 16.17 – Planned Residential Development
 - 16.19 – Land Use Review Process
- ◆ Title 17 – Zoning
 - 17.03.010 – 17.03.163 (Zones)
 - 17.03.180 – Land Use Standards
- ◆ Engineering Design Standards.
- ◆ Review the existing Rural Stewardship Program and make recommendations for how can LID be implemented.

The policy review meeting with Island County staff occurred on February 26, 2009. At the meeting, County staff directed the consultant team on the content of the desired technical assistance. This direction resulted in the preparation of several work products to be reviewed by County staff with the

consultant team at the regulatory amendments meeting on April 21, 2009. An outline of these work products is presented below in a topical manner with the full text of the updates attached separately.

Work Products:

1. 11.01 – Land Development Standards

County staff requested that the consultant team integrate LID into the goals and purpose of Title 11. Language was added to the “Purpose and Intent” of this Chapter to better facilitate LID. AHBL also recommended additional language that specifies a preference for the use of LID BMPs in road design where feasible.

2. 11.02 – Clearing and Grading Requirements

Per the County’s request, LID performance standards were added to this Chapter, and the County’s existing performance standards such as 11.02.330 – Erosion Control and 11.02.280 – Cuts or Excavations, were consolidated with the new performance standards. AHBL supplemented the existing definitions in this Chapter with new, applicable definitions based on the recommended performance standards.

Native vegetation retention standards were recommended as a new Section – 11.02.278 to this Chapter, and are encouraged for all development projects and preferred for PUD projects. These native vegetation standards were proposed as encouraged for all projects and preferred for PUDs, rather than required, in light of the Washington Court of Appeals decision on King County’s native vegetation requirements.

3. 11.03 – Stormwater and Surface Water

11.03.010 – Declaration of Purpose

Per the County’s request, the goals of LID were added to the purpose of this Section so that project applicants will better understand the reasoning behind the new LID standards. This addition coincides with the new amendments proposed in the ‘Purpose’ of 11.02.

11.03.092 – LID Site Analysis (New Section)

County staff agreed that the new proposed LID Site Analysis requirements (Section 11.03.092 – Low Impact Development Site Analysis), was a necessary addition to the Code in order to identify opportunities for LID in the early stages of project conception. The site analysis requires the applicant to document the site analysis with both textual and graphic information. The County will likely simplify some of these requirements after further review.

11.03.095 Low Impact Development Requirements (New Section)

This new Section makes the proposed LID standards in 11.03.220 a requirement for all major development activities, for development in public and capital improvement development projects, and development projects with 5,000 square feet of new impervious surface or clearing more than two acres.

11.03.105 – LID requirements for existing and new single-family residential lots under 10 acres (New Section)

The development of this new Section was particularly important to Island County staff, as there was no existing mechanism to require LID in smaller single-family residential lots. The new Section requires single-family residential development projects on new or existing lots less than 10 acres to manage any new impervious surface through any combination of LID BMPs. County staff felt this was a crucial addition to the code and necessary to achieve the County’s goals of recharging the community’s sole source aquifer.

11.03.220 – LID Requirements for Major Development Activity (New Section)

This new section requires LID to be used as the first option in stormwater management for all Major Development Activity, and public projects with 5,000 square feet of impervious surface or projects resulting in the clearing of two acres. County staff chose not to include specific LID

performance standards in this section, but rather to determine the amount of conventional volume reduction on a site-by-site basis.

4. Title 16 – Planning and Subdivisions

Recommended additions to this Title were relatively minor and include language integrating LID into the application requirements, application requirements for final approval, and criteria for final approval. The consultant team also recommended that an LID site analysis be a requirement for PRDs, so that LID can be incorporated into the site design to the early stages of project conception. Per the County’s request, the consultant team also developed a new section, 16.19.075 - Low Impact Development (LID) Consultation, which requires a LID consultation for small residential development activities and for single-family residential lots where LID is required per 11.03.105.

5. Title 11 – Zoning

The recommendations to this title were minor and included new language under 17.03.075 – Rural Areas of More Intense Development (RAIDS), which references the LID requirements for RAIDS in Chapter 11.03.

6. Rural Stewardship Plan (RSP) Application

The consultant team provided recommendations on the County’s existing RSP application which expanded the scope of LID techniques required by referencing the proposed requirements in Chapter 11.03 as well as BMP T5.13, the Department of Ecology’s soil amendment standard. The other primary recommendations were to include references or guidelines for homeowners when choosing some of the various BMPs listed as options under this program.

7. LID Road Standards

AHBL provided two simple LID road sections for the County to add to the existing engineering design standards. The new road sections will serve as a foundation for variations on LID road design and construction.

Supplemental Information:

In addition, the consultant team provided the following:

1. Tree species table listing Pacific Northwest native and near native species appropriate for native vegetation requirements, tree protection, and landscaping requirements.
2. “Draft Protection of LID IMPs During Construction” – a document prepared by AHBL that outlines construction sequencing and practices that protect pervious areas and LID BMPs during construction.
3. “Maintenance of LID Facilities” – Guidelines for the maintenance of pervious pavement, rain gardens and other LID management techniques.
4. “Criteria for Determining When LID is Feasible” – Outlines criteria to help local government staff determine when LID is feasible.
5. “Background on the LID Performance Standards” – Describes the background and general methodology behind the development of the conventional stormwater volume reduction standards, minimum native vegetation retention, and maximum impervious surface standards and modeling assumptions.
6. “Frequently Asked Questions About LID.”

Findings:

The biggest challenge for Island County staff during this process was deciding how LID would be implemented in the Code. In Island County, there is a heightened sense of urgency to expand the breadth and depth of LID in the County Code, as the community is dependent on a sole source aquifer and adequate groundwater for their primary potable water source. After much analysis and discussion, County staff decided to make LID prescriptive throughout the code and increase the level of site analysis and extent of LID BMP implementation based on the scale and type of project proposed. The new recommendations allowed Public Works staff to require more drainage analysis for small residential lots, larger development projects, and other types of projects that may not have required LID or any type of

drainage analysis under the existing Code. County staff recognized that the final recommendations will increase the amount of projects undergoing drainage review by Public Works and Planning, yet staff was committed to make LID work in order to preserve local resources and the community's livelihood.