

Low-Impact Development Code Update

Thurston County
Community Stakeholder Group
March 31, 2016



Wrap-Up

- Goals
 - Better understanding of codes and how LID is implemented
 - Provide input on design that allow for innovation
 - Regulations that are workable/practical
 - Regulations that are ecologically protective

Wrap-Up

Parking Standards

- Allow 10% discretion in required number of stalls, rather than exact number

Bulk Standards

- Make standard side setbacks 5 feet – (reducing roof overhang allowance)

Wrap-Up

Clearing & Grading

- Clear list of regular and maintenance activities that are exempt (i.e., removing invasives)

Landscaping

- Increase pervious pavement incentive threshold to 10%
- Add minimum spacing information for trees and shrubs
- Allow for variations from minimum width of landscape islands (8 ft) if designed appropriately
- Clarify what counts as “existing vegetation”

Wrap-Up

Native Vegetation Protection:

- Focus on canopy preservation, rather than # of trees
- When replanting is required, also require understory planting

Incentives:

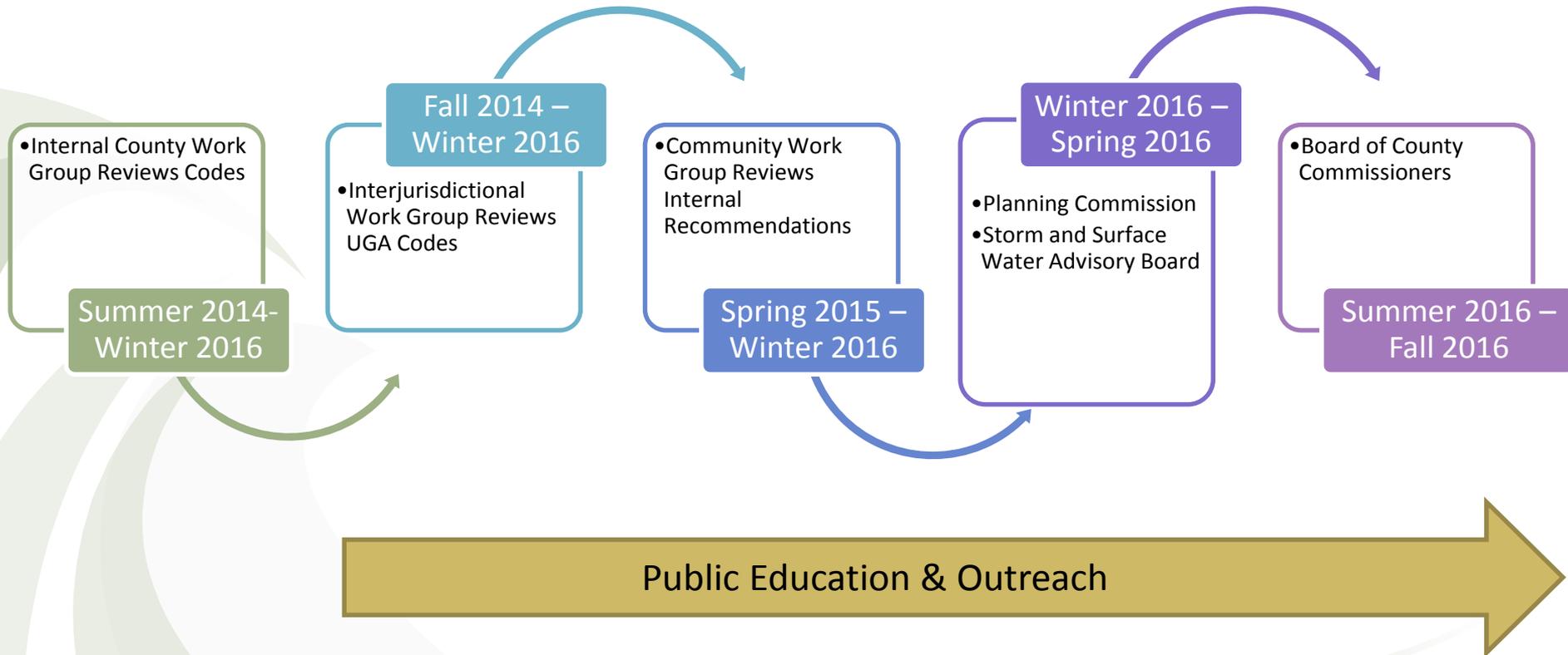
- Look into substantially increasing stormwater fee credit for LID above and beyond requirements
- Design “credits” have been incorporated into impervious surface and landscaping requirements to allow for flexibility
- Better credits for clustered development
- Look into tax incentives for tree preservation

Wrap-Up

Education Needs

- Educate public/customers about LID requirements, performance, aesthetics
- Information on maintenance needs & costs, support for property owners who own long-term

Project Timeline



Public Comment Opportunities

- Planning Commission Work Sessions: Ongoing
 - April 6
 - April 20
 - May 4
 - May 18
- Planning Commission Public Hearing: June 15 (most likely)
 - Open House prior to hearing
- Second Open House: August
- BoCC Public Hearing: August/September
- Effective Date: **December 2016**

Outreach Opportunities

- Are there any standing groups or individuals that we should reach out to inform about the update?
- What are the best ways to educate users about the changes prior to the effective date?

Questions?

Staff Contact

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Project Website

<http://www.co.thurston.wa.us/waterresources/lid>