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

- **Internal County Work Group Reviews Codes**
  - Summer 2014 - Winter 2016

- **Interjurisdictional Work Group Reviews UGA Codes**
  - Fall 2014 – Winter 2016

- **Community Work Group Reviews Internal Recommendations**

- **Planning Commission**
  - Winter 2016 – Spring 2016

- **Storm and Surface Water Advisory Board**
  - Winter 2016 – Summer 2016

- **Board of County Commissioners**
  - Summer 2016 – Fall 2016

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**Public Education & Outreach**
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?

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Project Website
http://www.co.thurston.wa.us/waterresources/lid