



TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
SPECIAL MEETING NOTES
WEDNESDAY, JANUARY 31, 2018
3:00 – 4:30 PM
COUNCIL CONFERENCE ROOM

Committee Members in Attendance: Jon Quitslund, Rasham Nassar, Mack Pearl, Ron Peltier, Sarah Blossom

COBI Staff and BIFD: Jennifer Sutton, Luke Carpenter

Public: Mike Juneau, Charles Schmid

Agenda Items 1, 2, & 3: Committee members reviewed and approved Notes from the January 17 meeting, and the Agenda was approved without change. There was no public comment.

Agenda Item 4, Ongoing Business: Work on BIMC 16.18 continued, with reference to another DRAFT of the chapter reflecting work by Jon and Jennifer, and alternative language proposed by Ron for two of the measures in section .030, dealing with farming and tree removal for solar panels.

Jennifer asked if there should be a minimum requirement for tree retention in the denser zones, and we discussed whether tree units (already required in BIMC 18.15.010 for new development and redevelopment) would suffice. The question may have to be addressed when subdivision design standards are revised.

Recognizing Luke Carpenter, Assistant Chief of the Fire Department, we took note of the reference in 16.18.025.D to the *Community Wildfire Protection Plan*. Ron observed that if the *Plan* has not been formally adopted by the Council, that might limit the effectiveness of its goals and policies. Jon said that the *Plan* does not propose specific regulations, but does describe prudent steps that homeowners should take to protect against damage to homes in the event of a fire. Luke referred to 'FireWise' standards and the *International Wildland-Urban Interface Code*, which is pertinent to some parts of Bainbridge Island. In light of these, we may want to make some changes to language in 16.18.

Rasham raised a question relating to the granting of "special exemptions," such as for fire protection. This led to a general discussion, prompted by Ron, pertaining to the criteria for granting a permit in "exceptional circumstances," or to get around the expectation that canopy cover of 50% of lot area will be preserved. There was general agreement that criteria should be specific, not subjective. Since we can't anticipate all the circumstances, how specific can they be? Subsequently, Mike suggested that administrative criteria should be developed to provide guidance to arborists. Mack commented that we're almost done with 16.18, and criteria are what's missing.

We discussed details in several parts of the current DRAFT, including the alternative language submitted by Ron. He urged all members of the committee to study the DRAFT, and Jon said that he would send several revisions to Jennifer for distribution before the next meeting.

Our next meeting will be on Wednesday, February 7th, and that will get us back on a 1st and 3rd Wednesday schedule.

Notes Approved: February 7, 2018