



TREE & LOW IMPACT DEVELOPMENT
AD HOC COMMITTEE
REGULAR MEETING NOTES
WEDNESDAY, FEBRUARY 21, 2018
3:00 – 4:30 PM
COUNCIL CONFERENCE ROOM

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

COBI Staff and BIFD: Jennifer Sutton, Luke Carpenter

Public: Charles Schmid, Katy Bigelow, John Shea, Mike Juneau

Agenda Items 1 & 2: Notes from the previous meeting were reviewed and approved as distributed. The Agenda was not modified.

Agenda Item 3: Luke Carpenter spoke with reference to an advisory statement from the Association of Washington Cities, concerning a bill (ESSB 6109) being considered in the legislature that would (after mapping of statewide wildland-urban interface areas by the DNR) conform the state building code to the 2018 International Wildland Urban Interface Code. In the meantime, cities with interface areas may, with assistance from the DNR, adopt the WUI requirements: e. g., fire-resistant roofing, deck and siding materials for properties in the interface, and adequate turnarounds or turnouts for fire-fighting equipment. Notably, these are building code and roadway rather than land use reforms.

Agenda Item 4.1, Hedge Regulations: Jennifer said that of the jurisdictions whose Codes she consulted, only Lynwood and Bellingham regulate hedge height; she distributed 2 pages from the Lynwood code for fences and hedges, and a one-page digest of Bellingham's regs for fences, retaining walls, and hedges. Mike mentioned that in the UK, a portion of the Anti-Social Behaviour Act of 2003 provides measures for dealing with disputes between neighbors over "high hedges" (defined as higher than 2 meters, consisting primarily of evergreens). Over there, the complaining neighbor must first make an earnest effort to resolve the issue, and a substantial fee is charged if the local Council is called upon to settle the matter.

Agenda Item 4.2, New Tree Retention Requirements for Winslow Residential Properties: Jennifer reminded the Committee of an amendment to BIMC 18.15.010 that had been discussed and left unfinished (some may have thought that munchkins had fixed it). She distributed copies of Table 18.15.010-5, showing the tree unit equivalences for tree sizes, and a page defining standard lot sizes for each zoning district. The zones in Winslow where single family residential is the preferred use are R-2.9, R-3.5, and R-4.3 (lot sizes 15,000 to 10,000 sq. ft.); in Lynwood Center R-5 (8,500 sq. ft.) is allowed. Should we provide standards for tree units and number of trees per lot and allow property owners to choose? The Committee favored sticking with tree units for consistency's sake, and after discussion, asked Jennifer to work up a draft of what should be added to BIMC 18.15.010, working from the basic norm of 30 tree units per acre.

John Shea, who owns an undeveloped half-acre lot on Grand Ave., commented in favor of simplicity in regulations and an avoidance of "arbitrary" numbers. He seemed in favor of allowing removal of trees and requiring replacement(s) better suited to the property.

Agenda Item 4.3, BIMC 16.18: Discussion focused first on section .030 (Applicability), and Jennifer was asked to simplify the references to properties where regulations in 16.18 do not apply. Maybe reference to the NVPA should be moved from subsection A to subsection C. In section .040 (Activities w/o Permit), Katy advised removing references to “diseased” trees and being more precise in references to “a qualified professional arborist.” {Katy followed up with further fixes in an email to the Committee, which can be discussed at the next meeting.} We discussed problems arising from some, if not all, references to “50% canopy cover” protection: on smaller lots it’s likely to be too much, and on larger lots it’s at odds with “up to 65%.” Mack spoke in favor of eliminating the confusion altogether.

The Committee’s next regular meeting will be on **March 7th**, same time / same place.

Notes Approved: March 14, 2018