

**Ad Hoc Tree Committee
Meeting Notes
February 17, 2016**

Committee Members in Attendance: Ron Peltier, Kol Medina, Sarah Blossom, Jon Quitslund
COBI Staff: Jennifer Sutton
Public: Charles Schmid, Kelsey Laughlin, Jonathan Davis

The meeting began at 3:10 and ended before 5 p. m. Notes from the Nov. 10 meeting were discussed. Jon asked Sarah about what is said near the end of the notes regarding what she will propose to the Council, and she said that when the committee completes its work, the Councilmembers may propose formation of another committee to deal with related issues. With that proviso, the Notes were approved.

Jennifer distributed copies of a chart showing how the development permits and landscaping regulations are applied. Jennifer explained that there is a hierarchical order, with Critical Areas (BIMC 16.20) and the S M P (16.12) applicable to development on some parcels. There are four classes of land use permits (see BIMC 2.16): Site Plan Reviews & Conditional Use Permits (BIMC 18.15.010 pertains), Residential Subdivisions (BIMC 18.15.010 & 17.12.030 pertain), and Existing Development and Undeveloped Lots (BIMC 16.18 & 16.22 each may pertain).

Jon posed a hypothetical: a couple buy a small undeveloped lot for a single family residence. What permit do they need before hiring someone to clear the lot for building? Jennifer said that if they are removing less than 5000 board feet of timber, they don't need a permit. (The committee may want to look at that provision in the Land Clearing chapter, since 5000 board feet means one thing on a large lot, and something else on half an acre.)

Kelsey, who works at Browne Engineering, pointed out that clearing more than 7000 sq. ft. requires a drainage plan and a stormwater review before clearing. Surface and stormwater management regulations are in Title 15, chapters 20 & 21. As L I D regulations are developed, they will be high in the hierarchy.

We discussed pros and cons of the Cluster Option. Jennifer distributed copies of BIMC 17.12 (Subdivision Design Standards) and pertinent pages from 18.15.010. Jon observed that using the terms Open Space and Cluster as an either / or is problematic. Clustering is practical in a subdivision design whether or not houses are within 25 feet of each other. Kol proposed requiring the Open Space design if a parcel possesses open space features. Sarah questioned the policy of including a roadside buffer area in calculation of the 25% maximum of required open space.

We discussed the value of distinguishing, in the design standards, between high and low density zones: for example, limiting the size of the lot and building footprint in high density, and expanding the area left natural in low density. There was general agreement on this principle, with details still vague. The Committee made two recommendations related to changes to the subdivision design standards.

1. Not allow the cluster subdivision option for properties in zones R-2 and denser;
2. Roadside Buffers won't count towards meeting Open Space requirements for Subdivisions.

The next meeting will be on March 2nd, 2:30 to 4 p. m.

Notes Approved: March 2, 2016