

# Birch Bay Watershed Action Plan



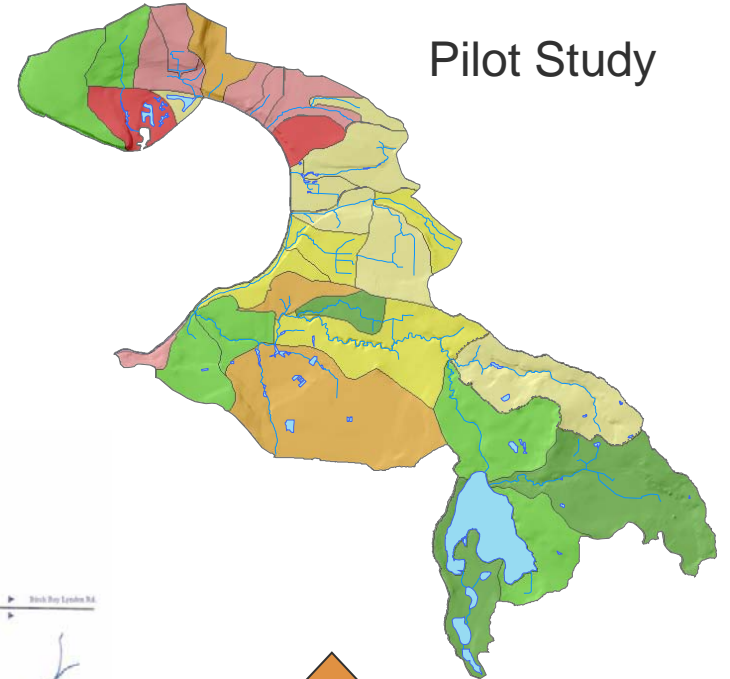
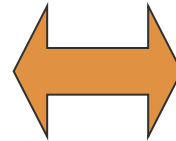
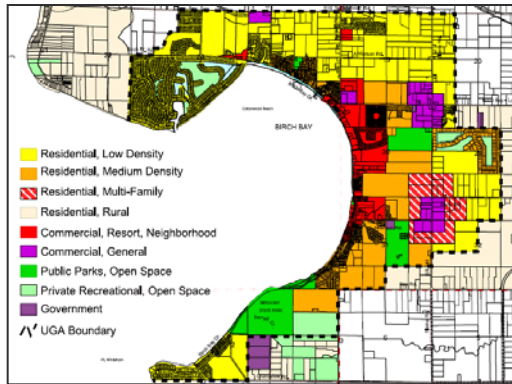
## Planning Commission

Hearing and Work Session  
County Courthouse  
December 8, 2011

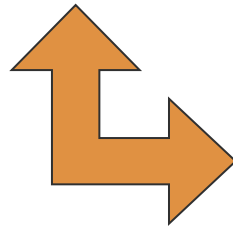
# Desired Outcomes

- Reduce the Footprint of Development
  - Low Impact Development – Zoning Code
- Improved Critical Area Mitigation
  - Habitat Mitigation Fund – Critical Areas

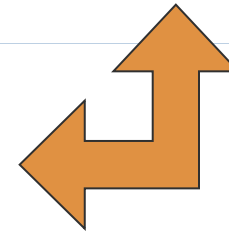
# Problems are Recognized



BB Community Plan

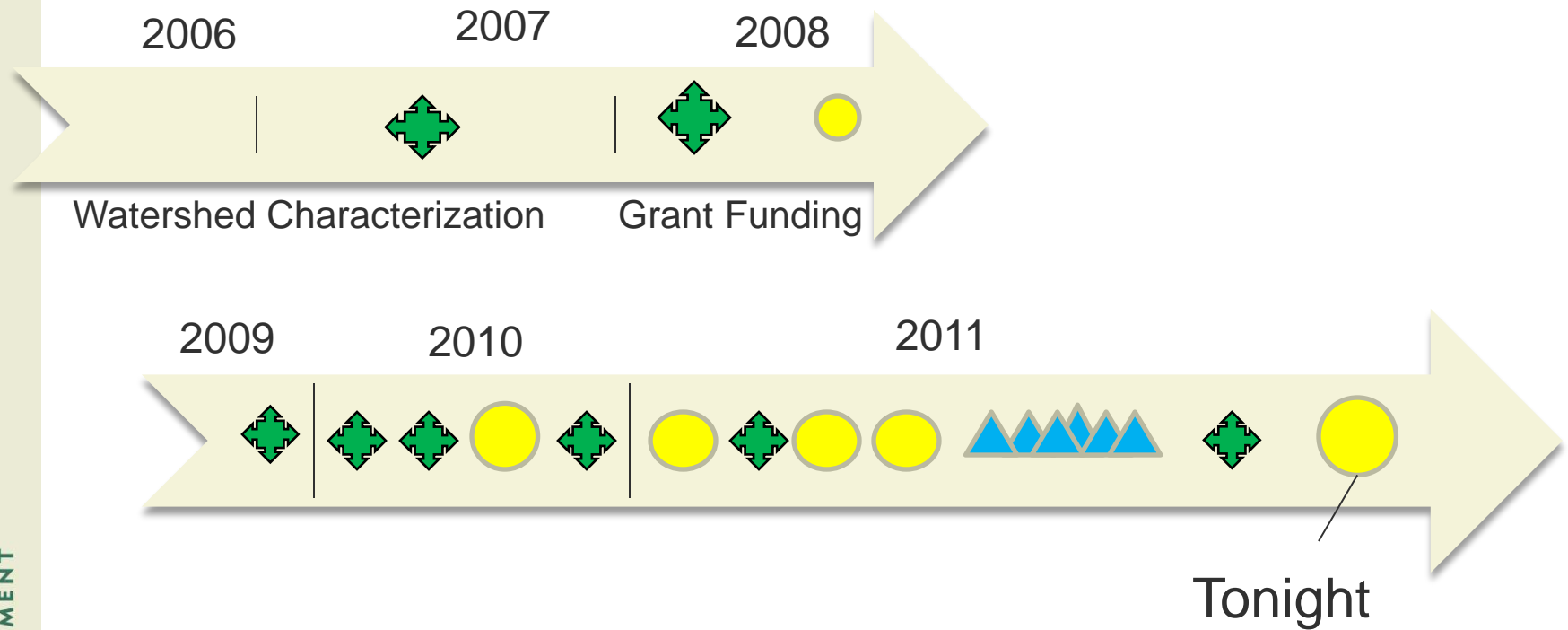


Design Guidelines



Stormwater Plan

# History and Process



Birch Bay Open Houses	Planning Commission	Ad hoc Stakeholder Mtg

# Program Overview

- Optional Approach to Development
- Making LID Easy
- Birch Bay Specific CAO
- Measuring program performance

# The LID Option

- Making Low Impact Development Easy
  - Provides "off the shelf" stormwater solutions
  - Stormwater facility Decision Tree
  - Handbook to understand permitting and costs
  - Free Screening meeting with LID Staff
  - Design flexibility - parcel sizing, road widths, pavement options (WCC 20.50.110(c))

# Improved Stormwater Management

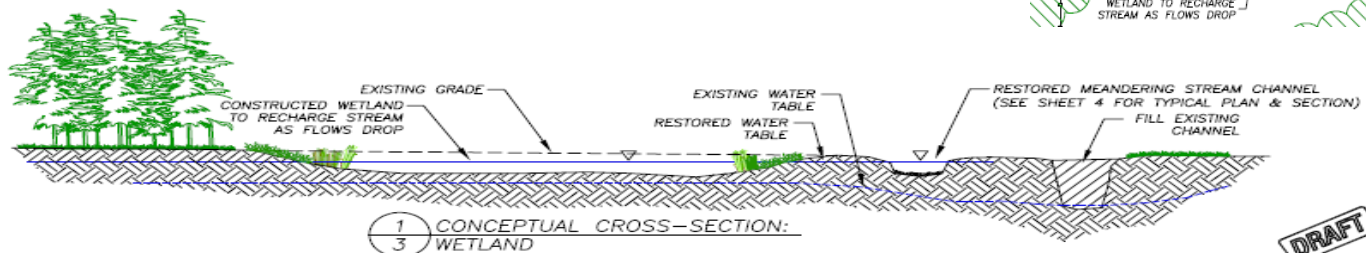
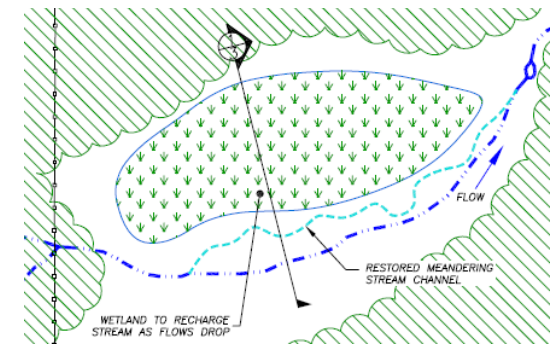


# Birch Bay LID Categories

1. Tree Retention
2. Re-vegetation
3. Minimize Impervious Surface
4. Manage Stormwater Runoff
5. Amend Soils

# Habitat Mitigation Fund

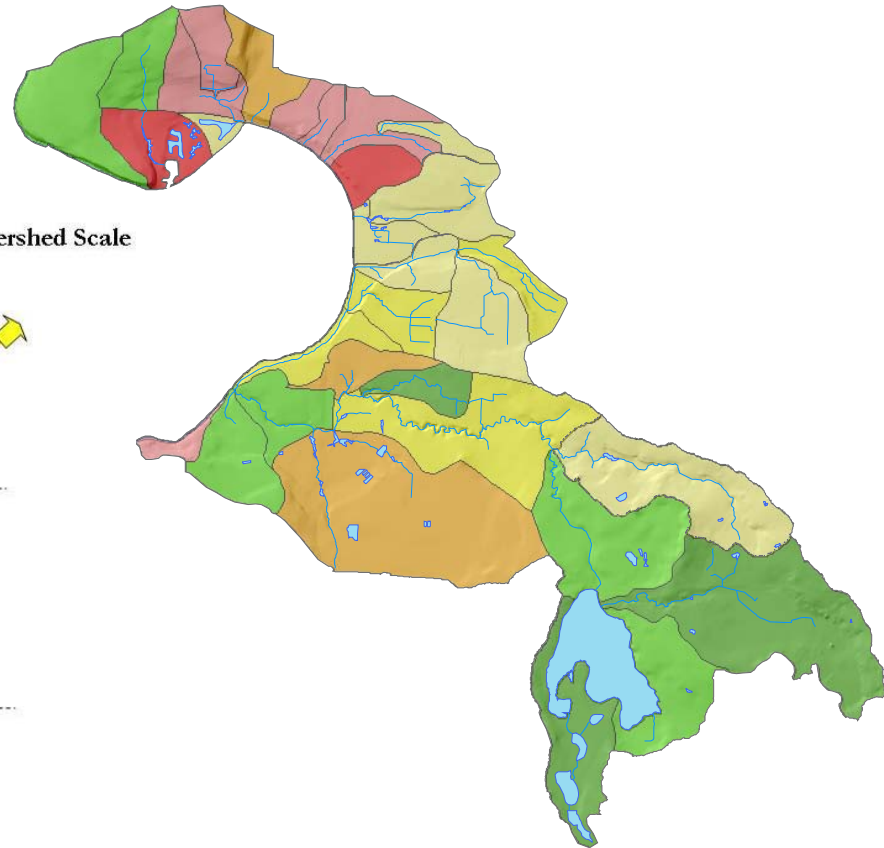
- Fee-in-lieu of mitigation for buffer impacts
- Individual impacts are offset through consolidated, larger mitigation projects
- Projects are managed by single entity responsible for long term success



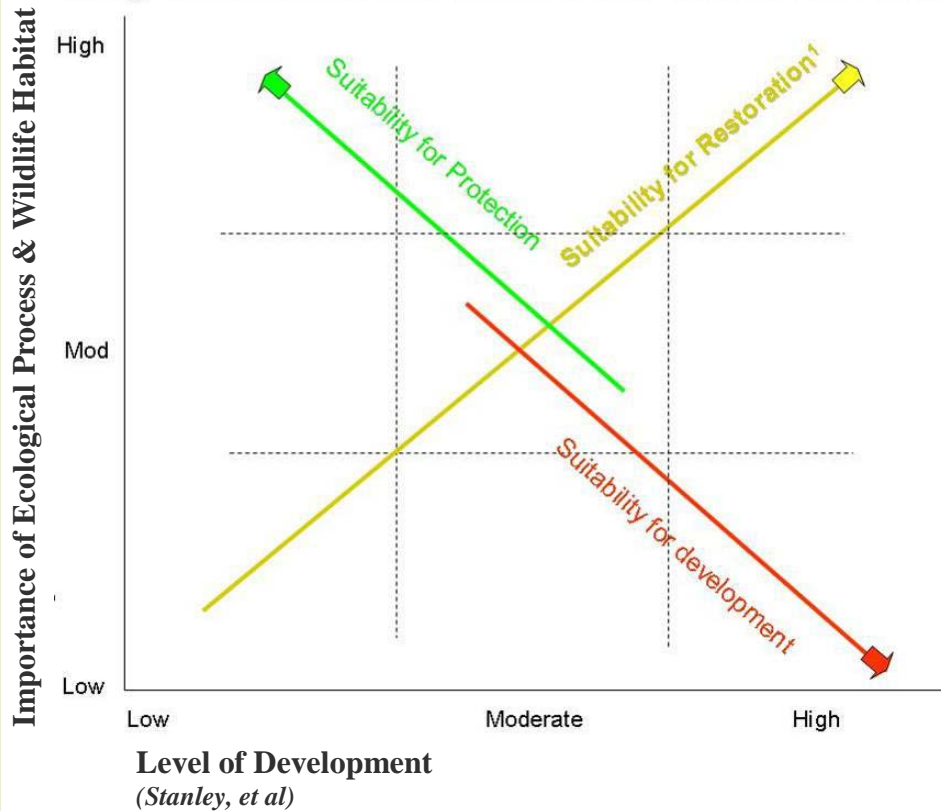
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# Watershed Based Restoration

## 2007 Watershed Characterization Pilot Study

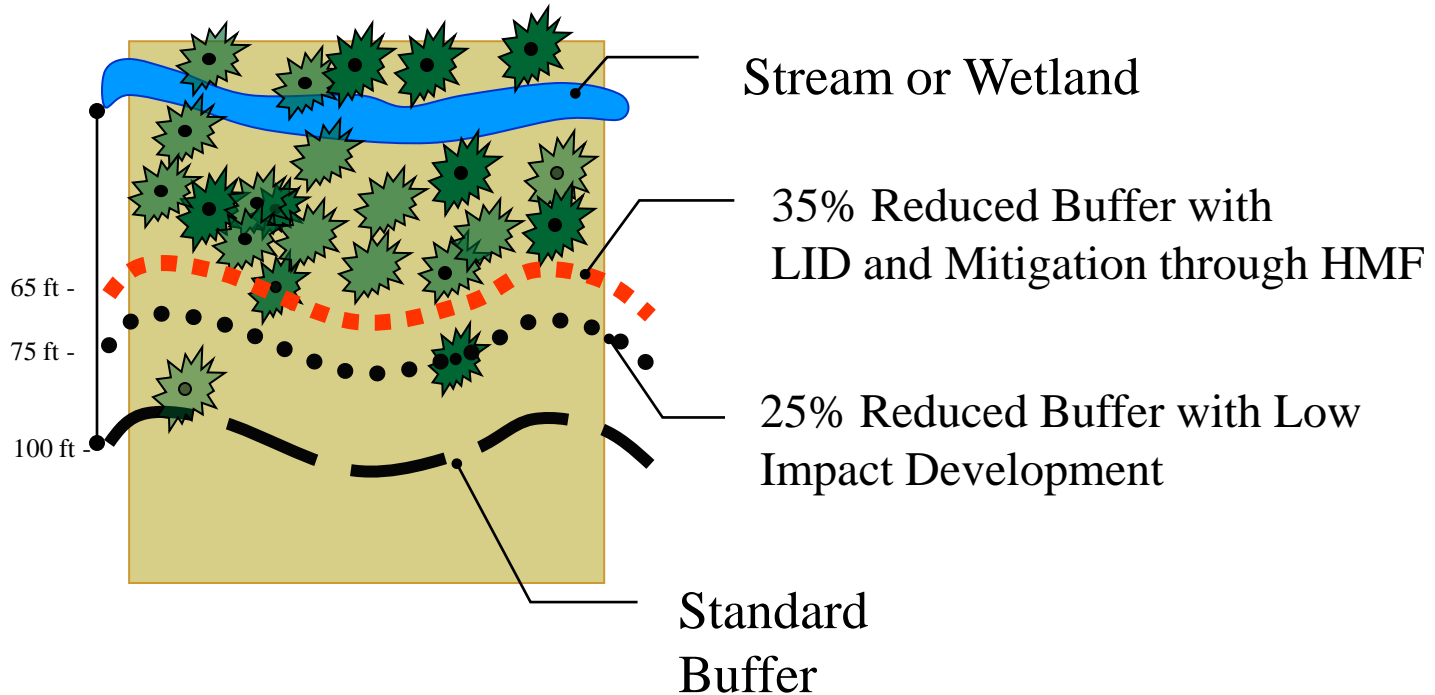


Setting Priorities for Protection & Restoration of Sub-basins at a Watershed Scale

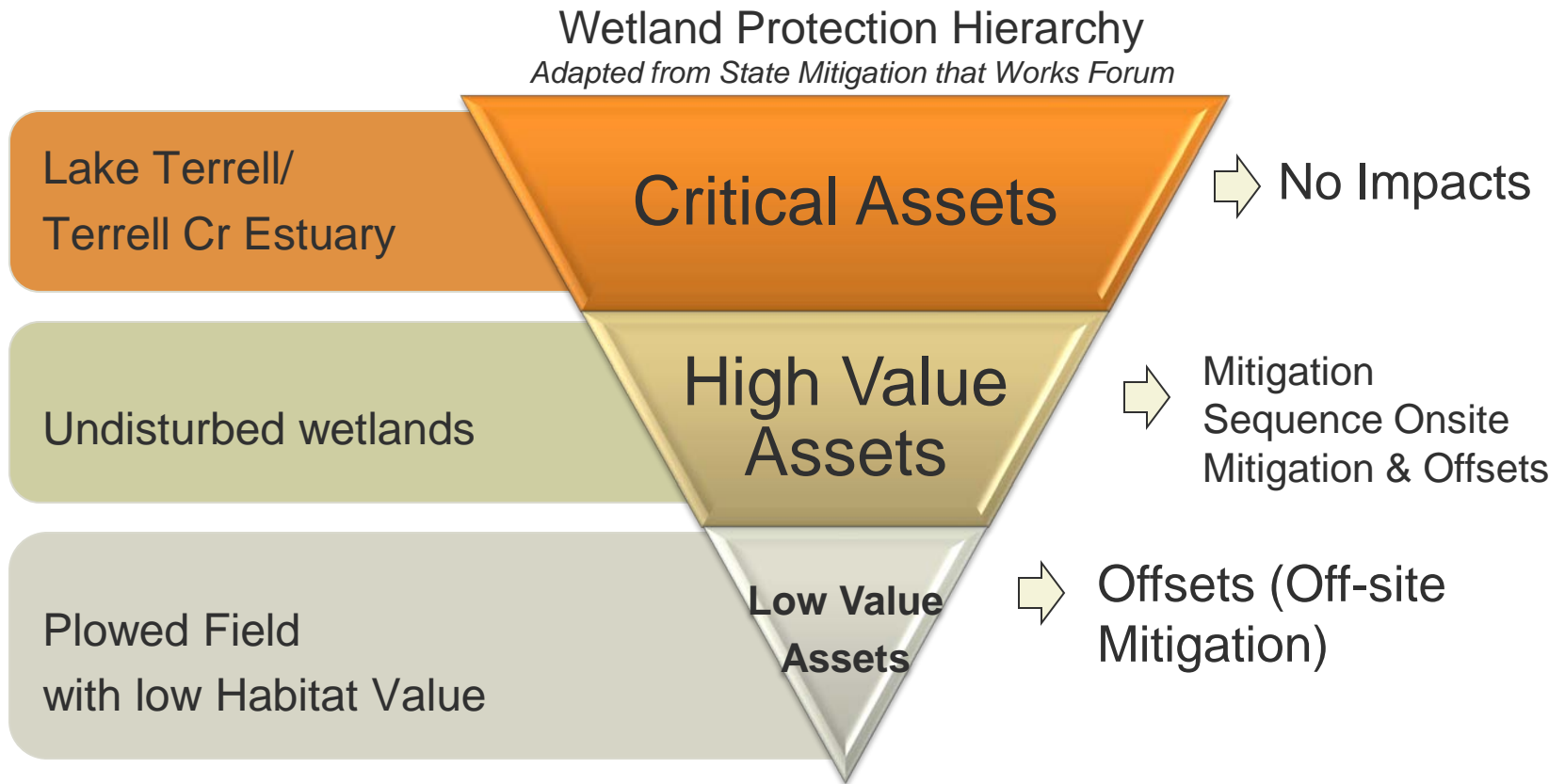


# Watershed Specific Critical Area Rules

## Reduced buffer widths with LID



# Watershed Specific Critical Area Rules



Source: *Making Mitigation Work, The Report of the Mitigation that Works Forum*, Dec. 2008., Department of Ecology Publication Number #08-06-01.



# Watershed Specific Critical Area Rules

- Wetland Impacts Only when:
  - Category III & IV Wetland
  - Project Qualifies as LID
  - Project is located in “development” watershed
  - Compensatory Mitigation according to established ratios

# Addressing Comments

- Understandable Concern over enabling the Gateway Pacific Terminal
  - 140 Acres of Wetland impacts, not buffers
  - Onsite first – Offsite in Basin - Out of Basin
  - Funding assistance of EPA, not SSA
  - LID is a prerequisite for reduced buffers

# Addressing Comments

- To be sure not used by GPT
  - **Change 16.16.920 E to read:** The HMF applies to the unincorporated areas of the Birch Bay watershed (Ordinance 2007 – 019 or as amended). ~~Projects within the Cherry Point Industrial District that impact stream and/or wetland buffers may utilize the HMF for off-site buffer habitat mitigation with approval of the Director of Planning and Development Services.~~
  - **Add to 16.16.920:** H. The provisions of this Article cannot be applied within the area mapped as Cherry Point Major Industrial Urban Growth Area, WCC 20.74.
  - **Change 20.50.030 (3):** The benefits are available to residential and commercial development, as well as short subdivisions and long subdivisions, and binding site plans **not associated with Heavy Impact Industrial uses (WCC 20.68).**

# Changes Recap

## Work with the Birch Bay Ad hoc Stakeholder group has resulted in changes:

- Simplified scoring for LID qualification
- Reduced buffer widths and criteria for wetland avoidance in "development" watersheds
- Continuity with State Stormwater standards
- Handbook to understand stormwater options and critical area protection
- Program will be a pilot, with evaluation by 2017
- Credits toward LID with off-site stormwater improvements
- Maintenance guidelines for LID Stormwater facilities
- Payment in-lieu-of mitigation focused on wildlife habitat
- Habitat evaluation data sheet for tracking impacts



# Improved Outcomes

- Community Supported Development
- Cost effective, marketable housing
- Long term management of wildlife habitat where it can provide the most benefit
- Clean Water



# Public Testimony

