

Excerpts from SWAC Meeting Minutes as they related to May 10 proposed updates to the Stormwater Utility Fee Program.

2015-07-15 Meeting:

Residential Tree Canopy Cover

Thanh introduced the proposed tree canopy credit adjustment to capture larger parcels that do not reach the 20% minimum canopy coverage. Three applicants with parcels over two acres have applied for a tree planting credit. Since these applicants did not have 20% of their property covered, even though they had abundant tree cover, they could not be credited due to the large parcel area. Staff proposed a scale so those properties over 2.5 acres would only need to have 10% canopy coverage and those over 5 acres would need 5% canopy coverage. Eldon suggested an impervious area ratio to tree canopy or tree canopy over impervious area since the property owner is not being charged for the rest of their parcel (assuming it is grassed). Joanna said the credit discussion was breaching too specific and that we were a step away from discussing the type of trees and size of leaves. Tom expressed that Eldon's canopy ratio would be difficult to calculate quickly whereas the weighted table is a quick reference. Kelley agreed. The tree canopy proposed credit change was delayed until the November meeting.

As a side note, Rob suggested that the list of non-natives that should not be planted by property owners should be more prominent in the Residential Manual.

Non-Residential - Maintenance Agreement

Thanh introduced the maintenance agreement discussion. There are three types of BMPs that need maintenance agreements: "post-2009" constructed BMPs that were required with site development and have a required maintenance agreement that conveys with the land, Voluntary BMPs which have a maintenance agreement that is required as part of the credit application but is only tied to the credit and would be revoked if the BMPs is not maintained, and the "pre-2009" BMPs which were required by site development like the post-2009 BMPs but a maintenance agreement was not then required by the state and therefore was not required by the City. As of now, applicants in that third category have signed a provisional agreement which gives them a year of stormwater utility fee credit coverage until an official agreement will need to be signed. Rob asked what the previous SWAC members had determined. Thanh responded that they determined the agreement should convey with the land but there was a complication in altering the agreement that is used for post-2009 BMPs so staff thought SWAC should revisit. Daniel offered that older BMPs could provide an opportunity for water quality retrofits. Dale made a motion that the maintenance agreement for pre-2009 BMPs should be conveyed with the land. Rob seconded the motion and the motion was passed unanimously.

2015-11-04 Meeting:

Update on Stormwater Utility Fee Billing

Dale asked about revisions to the tree canopy credits discussed the last SWAC meeting. Eldon suggested that the program include a ratio between impervious and pervious and Rob added that ratio might be helpful between tree canopies and impervious since trees grown over pervious wouldn't provide as much water quality as trees grown over impervious. Overall, SWAC agreed that the proposed tree canopy credit alterations – which accommodates for tree planting on larger residential lots – is better than the existing credit program.. Rob made a move to accept the proposed tree canopy and the motion was seconded. The revision will be presented to Council for approval in 2016.