

PLANNING COMMISSION
August 14, 2019

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, August 14, 2019 at 4:30 p.m. in the City Hall Conference Room, second floor, 1207 Palm Boulevard.

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Public comments
- C. Approval of minutes: July 10, 2019
- D. New business: Recommendation on drainage projects
- E. Old business
 - 1. Discussion of short-term rentals with
 - 2. Update on drainage planning
 - 3. Update on MOU with Water and Sewer Commission
- F. Miscellaneous business
- G. Adjourn

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
July 10, 2019

The Isle of Palms Planning Commission met in the City Hall conference room, 1207 Palm Boulevard on July 10, 2019 at 4:30 p.m. Members attending included Richard Ferencz, Ron Denton, Bill Mills, Vince DiGangi, Lewis Gregory and Phillip Pounds; the Director of Planning Douglas Kerr was present as well. Lisa Safford was absent.

Mr. Ferencz acknowledged that the press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

PUBLIC COMMENTS

Elizabeth Campsen, 32 Intracoastal Court, explained that she appreciated the Planning Commission's work on this issue and was hopeful that some reasonable controls could be put into place that would help to maintain the residential quality of life on the island.

APPROVAL OF MINUTES

Mr. Ferencz explained that the next item on the agenda was the approval of the July 10, 2019 minutes. Mr. Mills made a motion to approve the minutes and Mr. Denton seconded the motion. The vote was unanimous in favor of the motion.

ANNUAL LEGAL BRIEFING WITH CITY ATTORNEY

Mr. Ferencz explained that the next item on the agenda was the annual legal briefing with the City Attorney. Ms. Julia Copeland addressed the Commission and she discussed the Freedom of Information Act, agendas, executive sessions, the powers of the Commission, conflicts of interest, ex-parte communication, the state educational requirements and Roberts Rules of Order (see attached handouts).

The Commission thanked Ms. Copeland for her time and explained that as they formulated recommendations dealing with short-term rentals, they would be in contact regarding legal issues.

DISCUSSION OF SHORT-TERM RENTALS WITH SERGEANT THOMPSON

Mr. Kerr introduced the City's Livability Officer, Sergeant Kraig Thompson, and stated that at the last meeting the Commission agreed it would be useful to speak with Sergeant Thompson about enforcement.

Mr. Mills asked Sgt. Thompson to explain what his role with the Police Department. Sgt. Thompson answered that he was responsible for handling all livability issues within

the City including short-term rental disturbances, unkempt lots, encroachments into the right-of-way, noise and any other issues that impact quality of life.

Mr. Gregory asked if he was on call 24 hours a day and how his schedule was arranged. Sgt. Thompson answered that when he was not on duty, the patrol officers would step into handle any situations and then he would follow-up once he is back on duty.

Mr. Mills asked Sgt. Thompson to review the process when there is a noise issue. Sgt. Thompson explained that when the responding officer shows up he/she makes a judgement about the severity of the issue that considers level of noise, time of day and the number of people involved. He explained that if the officer hears noises that could be disturbing the incident will be noted in the record as a founded complaint and it could result in either a verbal warning to the occupants, a written warning, or a citation depending on the severity of the situation. If a citation is written, Sgt. Thompson would then follow up with a letter to the owner, contact with the property manager and a court hearing. If a rental gets to a point where three citations have been issued and resulted in guilty verdicts, then he would work with Mr. Kerr to initiate the process of revoking the rental license through City Council.

Mr. Mills asked what the fine was for a noise violation. Sgt. Thompson answered between \$133 and \$1,038.

Mr. Gregory asked what the Planning Commission can do to help. Sgt. Thompson answered that the noise ordinance is extremely broad and a child playing in a pool at noon could technically violate the noise ordinance. He stated that it is difficult to analyze livability issues when incidents like kids playing in a pool are counted into the data as a founded violation. While these issues are important to the individual complaining and must be handled, it could be that these types of issues should not be considered community-wide problems.

Mr. Kerr stated that he has always been surprised at how few noise and livability complaints come from Wild Dunes and he wondered if they were handling the issues differently or doing something that the City could implement. Sgt. Thompson answered that he believed that the difference was that they had security that was handling the issues before they get to the City. Mr. Pounds agreed and indicated that he could reach out to the Community Association to see if they agree.

The Commission thanked Sgt. Thompson for his help and indicated that they would be back in touch once they begin formulating recommendations.

DISCUSS SHORT TERM RENTAL ISSUES

Mr. Kerr explained that at the last meeting, the Commission agreed to look at the numbers of noise complaints being generated by rentals professionally managed versus those that are not professionally managed. Mr. Kerr indicated that he had compiled this data and provided it to the Commission and said that in his review there did not seem to be a clear trend.

Mr. Kerr indicated that, if the Commission was agreeable, he would propose that they create a list of possible strategies, then strike those that they collectively agree are not realistic, then analyze the remaining strategies to create a list of recommendations. The Commission agreed with this strategy and the list of considerations included: formalize a policy whereby owners lose rental license after three convictions, establish areas where rentals are not allowed, cap the overall number of rentals, amend overnight parking times to cover nonresident times, require safety inspections, require owners to be present during rental stays, increase penalty for noncompliance, require local managers, prohibit renters from hosting events, such as weddings, require license numbers to be posted on any advertising and require that rental guests be related by blood or marriage to one another. The Commission agreed that they would each try to add options to this list prior to their next meeting.

UPDATE ON DRAINAGE PLANNING

Mr. Kerr explained that the Commission had received conceptual materials from Thomas and Hutton regarding drainage and that a special meeting needed to be set up between City Council, Thomas and Hutton, and the Planning Commission to discuss next steps. Mr. Ferencz asked when the meeting would be set and Mr. Kerr responded that he would inquire and report back.

UPDATE ON MOU WITH WATER AND SEWER COMMISSION

Mr. Kerr explained that a meeting was expected to be set that would allow the City and the Water and Sewer Commission to discuss the future steps to expand the public sewer system.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 6:30 P.M.
Respectfully submitted, Richard Ferencz, Chairman

CITY OF ISLE OF PALMS PLANNING COMMISSION

(used for annual presentation in July 2019)

I. SUBJECT TO FREEDOM OF INFORMATION ACT

A. Meetings:

(1) Open meeting requirement – quorum is 4, constitutes a meeting required to be open to public. That means 3 members can talk without violating the FOIA. Caution 4 or more members going to another meeting like Council meeting, etc.— act like members of audience.

- (i) No “chance” meetings allowed, (e.g., social meetings, phone conferences, emails to discuss business prohibited)
 - a. Emails are public records and subject to discovery in a lawsuit.
 - b. Emails should be limited to administrative purposes— not discussion of issue or opinion on issue.
- (ii) Regular meetings--an annual schedule of regular meetings are adopted, published and posted at city hall in January.
- (iii) Special meetings--upon demand of the chairman or a majority of the board; requires 24 hour notice
- (iv) “Meeting” definition under FOIA means “the convening of a quorum of the constituent membership of a public body, whether corporal or by means of **electronic** equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power.”
 - a. No telephone polling allowed.
 - b. Member attending by conference call ok as long as following conditions are met:
 - i). A quorum of the council members are physically present at the meeting place, and remain physically present throughout the meeting.

ii). The member(s) attending by teleconference can hear any and all comments made by the public, staff, and other council members (whether attending in person or telephonically), at such meeting.

iii). Each of the members of public, staff, and other council members (whether attending in person or telephonically) can hear the comments, motions and vote(s) of the member(s) attending such meeting telephonically.

iv). The individual presiding over the meeting is physically present during the meeting.

v). Other than establishing the telephone connections, there shall be no communications between the (s) attending by telephone and other members of council, unless such communication is part of the meeting, and can be heard by the members of the public in attendance.

vi). All of the comments, motions, and votes of the member(s) attending telephonically must be capable of being recorded in the minutes of the meeting.

vii). If such a meeting is held (where a member(s) attends telephonically pursuant to the above conditions), the member(s) attending telephonically shall be considered present at the meeting and shall have all of the powers held by a council member at such meeting.

(2) Agenda:

- (a) Secretary posts a written agenda and provides a copy to each member of the board and the news media at least 5 days prior to each regular meeting.
- (b) A majority vote may remove or postpone items from the agenda. A majority vote may also add items to agenda but should avoid this practice unless urgent, necessary.

B. Executive session:

- (a) only to receive legal advice, discuss personnel matters or contract negotiations

- (b) Chair announces specific purpose for session – as specific as possible, Stay within purpose announced, can't go off track. Make motion and vote to go into executive session.
- (c) must deliberate and vote in public, can't take action while in session
- (d) confidential sessions, do not discuss outside session with anyone
- (e) Only for discussions re: legal advice pertaining to “pending, threatened, or potential claims”. Cannot go into Exec. Session simply to avoid public discussion or for reason of “legal advice” alone— have to have a valid reason.

II. FORMING SUB-COMMITTEES. Section 6-29-520 allows creation of advisory committees in connection with the preparation or periodic updating of comprehensive plan. no subcommittees or other advisory committees are allowed.

III. POWERS AND DUTIES OF THE COMMISSION

A. ADVISORY FUNCTIONS:

- a. mission statement: to engage in a continuing planning program for the physical, social and economic growth, development and redevelopment of the city.
- b. plans must be designed to promote public health, safety, morals, convenience, prosperity, or general welfare and the efficiency and economy of the city.
- c. Specific Planning Activities:
 - (i) COMP PLAN – where are we in this process?
 - (a) review plan not less than every five years
 - (b) update plan at least every ten years
 - (ii) prepare and revise plans and programs for development and redevelopment of the city.
 - (iii) prepare and recommend for adoption by council as a means of implementing the plans and programs adopted in plan:

- (a) zoning ordinances and district maps
 - (b) subdivision regulations
 - (c) prepare an official map
 - (d) landscaping ordinance
 - (e) capital improvements program
 - (f) policies or procedures to implement
- (iv) comprehensive plan elements such as sewer, drainage, etc.

d. Zoning Functions:

- (i) review and make recommendations on all zoning amendments
 - (a) make sure amendment falls under comprehensive plan and indicate such in report back to council
 - (b) must respond within 30 days or deemed approved.
 - (c) council holds the public hearing

B. QUASI-JUDICIAL FUNCTIONS:

- a. land development regulation
 - (i) subdivision plat approval process – act within 60 days or approved automatically
 - (ii) variances – rare (for road code or other things not covered by BOZA)
 - (a) special conditions affecting the property
 - (b) undue hardship
 - (c) granting variance will not be detrimental to adjacent property or to the public interest
 - (d) conditions may be imposed on any variance.

(iii) appeals

(a) from commission-straight to circuit court within 30 days after actual notice of decision. mediation is mandatory if appellant/property owner so requests.

(b) appeal from staff-to planning commission-must act within 60 days, decision of Planning Commission is final

IV. ACTIONS OUTSIDE OF THE COMMISSION'S POWERS

A. State Tort Claims Act – protected from liability for legislative, judicial or quasi-judicial actions. (would also include advisory functions—“exercise of discretion or judgment by entity). However, be careful of actions outside the Board’s scope of powers, or may make City liable for actions or be personally liable:

a. granting zoning variance

b. knowingly declining approval of a plat which meets all the qualifications for approval. (other arbitrary, capricious decisions)

c. defamation of character--(No privilege for Board members like witnesses at trial, do not make any known false statements about anybody). No protection under Tort Claims Act.

d. ignoring the FOIA

e. determining constitutionality or validity of ordinance—job is only to apply ordinances

B. Federal 1983 actions- named for the federal civil rights act, 42 USC 1983, conferring a private cause of action to citizens who have suffered loss due to planning or zoning actions that violate equal protection and due process rights protected by the US constitution. These actions are available against the governmental entity and the individual employee/official.

(i) definitions

(a) equal protection-treating similarly situated people similarly. requires uniform consistency in application of the rules.

(b) due process-deprivation of property rights under color of legal

authority. e.g.-depriving all economic use of property without compensation

V. ETHICS

- A. Voting Conflict of Interest – must abstain from voting if member, or immediate member of family, associate or business has “economic interest” in the outcome of the matter before the Board. No other reason for abstaining from voting (e.g., may not abstain from voting on matter which affects neighbor, friend, cousin). However, appearance is as important as the statute—if looks bad don’t do it. Each member has to decide for themselves. Need to declare conflict in writing on the record.
- B. Ex Parte communications prohibited when acting in quasi-judicial function. (Most of the time). Do not discuss one-on-one with appellant or applicant, or anyone if going to come before the Board.
- a. Quasi-judicial = power to hear and decide appeals and grant variances and special exceptions, finder of fact, affects individual rights, exercise of state sovereign power.
 - b. Council members contacting members of planning commission to influence vote; appearing at Planning Commission meetings.

V. STATE EDUCATIONAL REQUIREMENTS FOR ZONING OFFICIALS

- (a) appointed official- applies to all members of planning commission
- (b) by 12/31 of each year, council must identify everyone covered by act and provide a list to the city clerk. each covered planning or zoning entity must be notified of the educational requirement
- (c) educational requirements- for each covered person, 6 hours the first year, 3 hours per year thereafter. see 6-29- 1340 for list of subjects to choose from. sec. 6-29-1350 provides for exemptions for lawyers and other professionals with post graduate degrees in planning. city is responsible for providing funds to pay for classes and for maintaining records of compliance.
- (d) form for certification of compliance- see 6-29-1360 due on anniversary of appointment or employment of covered person.

SECTION 6-29-340. Functions, powers, and duties of local planning commissions.

(A) It is the function and duty of the local planning commission, when created by an ordinance passed by the municipal council or the county council, or both, to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation. The local planning commission may make, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of its area of jurisdiction to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens. All public officials shall, upon request, furnish to the planning commission, within a reasonable time, such available information as it may require for its work. The planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom. In general, the planning commission has the powers as may be necessary to enable it to perform its functions and promote the planning of its political jurisdiction.

(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:

(1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter; and

(2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:

(a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;

(b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;

(c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;

(d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;

(e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and

(f) policies or procedures to facilitate implementation of planning elements.

MEMORANDUM

To: Douglas Kerr, Zoning Administrator

From: Julia P. Copeland

Re: **Robert's Rules – Frequently Asked Questions**

I. ROBERT'S RULES:

- a. **Calling the question:** A member may make a motion to immediately end debate and require an immediate vote on the question at hand. This motion must be seconded. After a second, there can be no debate of this motion. The motion to call the question must then be voted upon and passed by a two-thirds majority. If it does pass, then the question at hand is to be voted on without further discussion. If the motion to call the question fails, then debate on the question at hand can resume.
- b. **Tabling or postponing a motion:** A “**motion to lay on the table**” should only be used to table a pending main motion temporarily when something else of immediate urgency has arisen. There is no set time for taking up the matter again but its consideration can be resumed at the vote of a majority during the same meeting. This motion is commonly misused in place of a “**motion to postpone indefinitely**” (to dispose of a question without bringing it to a direct vote) or a “**motion to postpone to a certain time**” (to consider the main motion at the next regular meeting). In most cases, a motion to postpone should be used instead of tabling a motion.
- c. **Request for permission to withdraw a motion:** The maker of a motion can ask permission to withdraw a motion after the motion has been debated and before a vote has been taken. Another member can also ask the maker of the motion to withdraw, which the maker can accept or reject. Unless there is an objection, the motion is withdrawn without a need to have the seconder withdraw his or her second to the motion. If there is an objection, the Chairman can call a vote on whether to grant permission to withdraw the motion or any member can make a motion that permission to withdraw the motion be granted. After a motion has been withdrawn, it is as though it has never been made and the same motion can be made again at the same meeting.
- d. **Amendments to motions:** Any member may make a motion to amend a main motion, which must be seconded. A vote on the amendment does not decide whether the main motion will be adopted, only whether the wording in the main motion will be changed. After an amendment is adopted, the main motion as amended may be further debated and further amended. An amendment to a main

motion may itself be amended by a “secondary amendment.” However, secondary amendments cannot be amended a third time. To avoid confusion, it is simpler to withdraw or vote down the pending amendment, and then offer a different version of the amendment.

- e. **Motions to reconsider:** If a motion has been adopted or defeated during a meeting and at least one member who voted on the winning side wants to have the vote reconsidered due to new information or changed situation, that member may make a motion to reconsider. This must occur at the same meeting. This motion can be seconded by any member, regardless of how they voted the first time.
- f. **Motions to rescind or amend a motion previously passed:** Any member can move to rescind or amend a motion already passed at a previous meeting at a subsequent meeting but must give advance notice of the motion by submitting it to the Zoning Administrator for the next meeting’s agenda or announcing the intent to make the motion at the meeting immediately preceding the meeting at which the motion is to be made.
- g. **Framing of main motions:** The wording of a motion should be made to state a positive action. A motion whose only effect is to propose that the assembly refrain from doing something should not be offered if the same result can be accomplished by adopting no motion at all. It is preferable to avoid a motion containing a negative statement since members may become confused as to the effect of voting for or against such motion. [Ex.—Rather than moving that the Commission go on record as “not in favor of the proposed zoning amendment,” it should be moved that the Planning Commission “oppose” or “declare its opposition to the zoning amendment.”] Note that voting down a motion or resolution that would express a particular opinion is not the same as adopting a motion expressing the opposite opinion, since—if the motion is voted down—no opinion has been expressed.
- h. **Tie Votes:** Since a majority vote in the affirmative is necessary to adopt a motion, a final result in the form of a tie rejects it. On a tie vote, a motion requiring a majority vote for adoption is lost, since a tie vote is not a majority. In other words, the motion fails on a tie vote and no action can be taken and no opinion can be expressed by a tie vote.

PLANNING COMMISSION RECOMMENDATION INDEX

updated 6/30/2019

ISSUE	PC RECOMMENDATION	REC DATE	STATUS
Expanding sewer	require incremental expansions when reasonable (reduce FAR, lot coverage for houses on septic; require houses within 150' of public line to extend the line, no new subdivision using septic, require houses on septic with sewer in front to tie in when they sell)	9/20/2017	deferred by Council 4/24/18; Awaiting revised master plan, MOU agreement, and rate consultant information
Flood zones	establish 14-foot minimum elevation standard	3/19/2018	adopted by City Council 4/24/18
Lot coverage	revise impervious surface requirements	6/13/2018	adopted by City Council 8/28/18
Lot filling	revise lot filling standards to require drainage plan on all significant projects	6/13/2018	adopted by City Council 8/28/18
Drainage	hire Thomas and Hutton to design 3 outfalls	10/11/2018	adopted by City Council 11/27/18
Drainage	expand Thomas and Hutton's scope to include short easy projects	3/13/2019	adopted by Council 3/26/19
Increasing minimum lot size	Double the minimum lot size for SR1 and SR2	5/8/2019	adopted by City Council 5/28/19
Lot coverage	reduce allowable lot coverage to 35% and require all new hardscape to be pervious	6/12/2019	adopted by City Council 6/25/19
future PC selections	establish selection criteria for future Planning Commission member selection	6/12/2019	forwarded to Personnel Committee



CITY OF ISLE OF PALMS, SC

Presentation to Special Joint Meeting
City Council and the Planning Commission

PHASE 3 DRAINAGE OUTFALLS & 2019/2020 INTERNAL DRAINAGE PROJECTS

July 23, 2019



Presentation Outline



- **Phase 3 Drainage Outfalls**
 - **Project Understanding/Goals**
 - **Project Scope**
 - **H&H Study**
 - **Constraints/Alternatives**
 - **Recommended Projects**
- **2019/2020 Internal Improvements**

Project Location



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Vicinity Map

30th Avenue
61.6 ac.

Forest Trail
196.8 ac.

41st Avenue
92.8 ac.

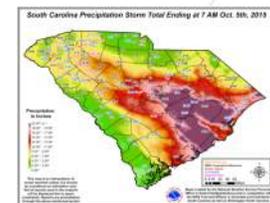
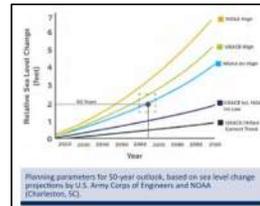
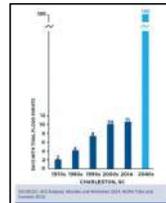
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Project Understanding – City's Goals

- Identify the appropriate area where the back of the island should be sealed from the intrusion of tidal waters from backing into the system
- Design and permit drainage system outfall systems that will seal the tidal water out, while allowing stormwater to exit
- Be designed and sized appropriately to provide for future drainage improvements within the basins associated with each of the three outfalls
- Be designed to anticipate a reasonable expectation of sea level rise
- Be designed to anticipate a reasonable expectation of increase in impervious surfaces on the island
- Be designed to anticipate a high level of soil saturation before storms
- The design should be to a level that would have kept flood waters associated with Hurricane Joaquin from damaging houses



Project Approach



- **Design & Permitting**
 - Existing Data Collection and Analysis
 - Survey and Wetlands/Critical Area Delineations
 - Study, Alternatives Analysis, and Recommended Outfall Improvement
 - Engineering Design and Plans Preparation
 - Permitting
 - Opinion of Probable Construction Cost
 - Funding Assistance
 - Project Phasing Plan
 - Project Schedule Development
 - Project Administration and Meetings
- **Bidding & Construction**
 - Bid Phase Services
 - Construction Phase Services



Project Approach (Initial Phase)



- Design & Permitting
 - Existing Data Collection and Analysis
 - Survey and Wetlands/Critical Area Delineations
 - Study, Alternatives Analysis, and Recommended Outfall Improvement
 - Engineering Design and Plans Preparation
 - Permitting
 - Opinion of Probable Construction Cost (Partial)
 - Funding Assistance
 - Project Phasing Plan
 - Project Schedule Development
 - Project Administration and Meetings (Partial)
- Bidding & Construction
 - Bid Phase Services
 - Construction Phase Services

Basin Map



0 400 800 Feet

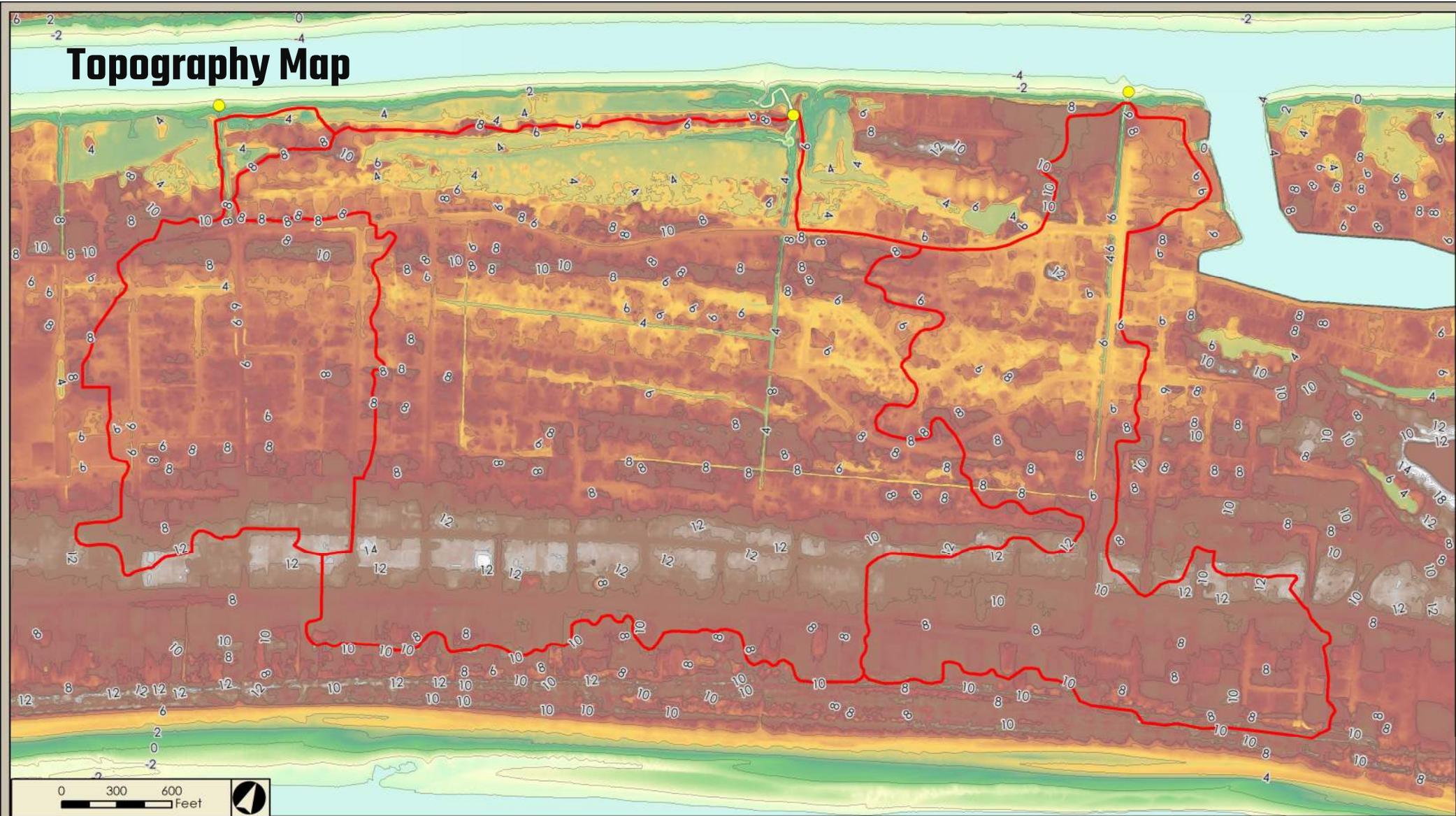


Data Collection

- Aerial Photography
- Parcels and Roads
- Topography
- Building Footprints / Impervious Areas
- Soils
- Drainage System Inventory / Easements
- Utilities (Water and Sewer)
- Tides (Normal / Extreme)
- Rainfall (Normal / Extreme)



Topography Map



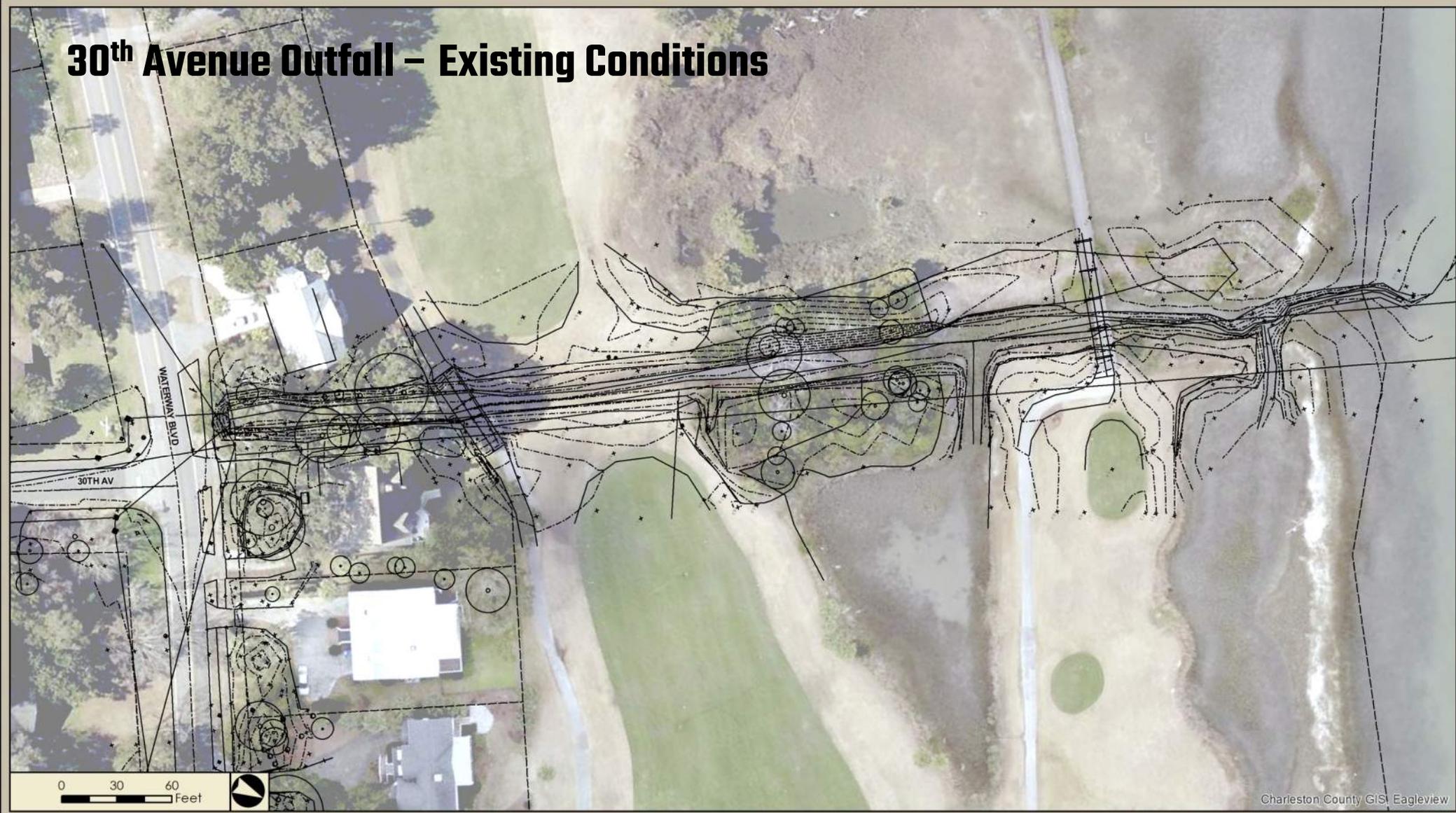
Closed Basins



30th Avenue Outfall – Critical Area



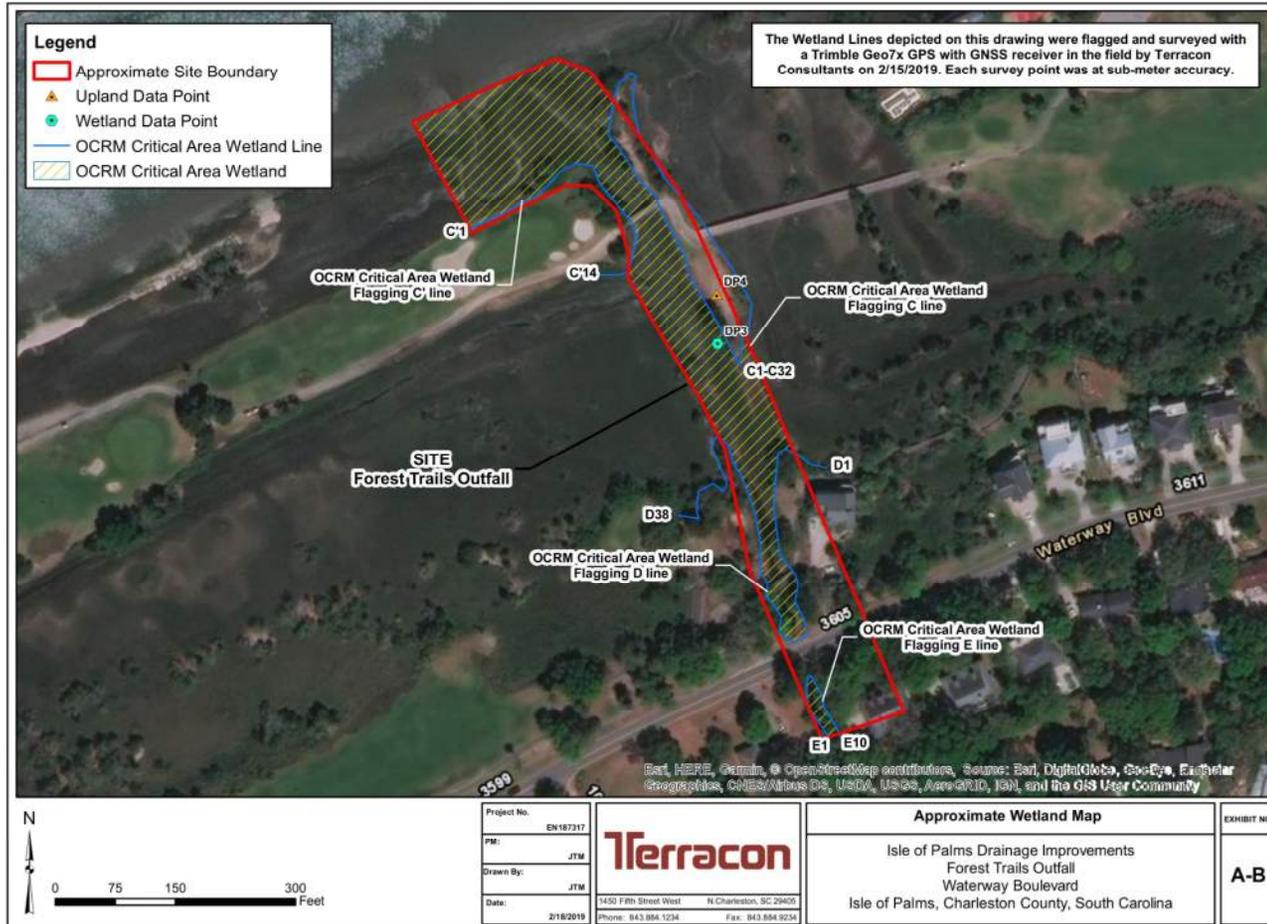
30th Avenue Outfall - Existing Conditions



30th Avenue



Forest Trails Outfall – Critical Area



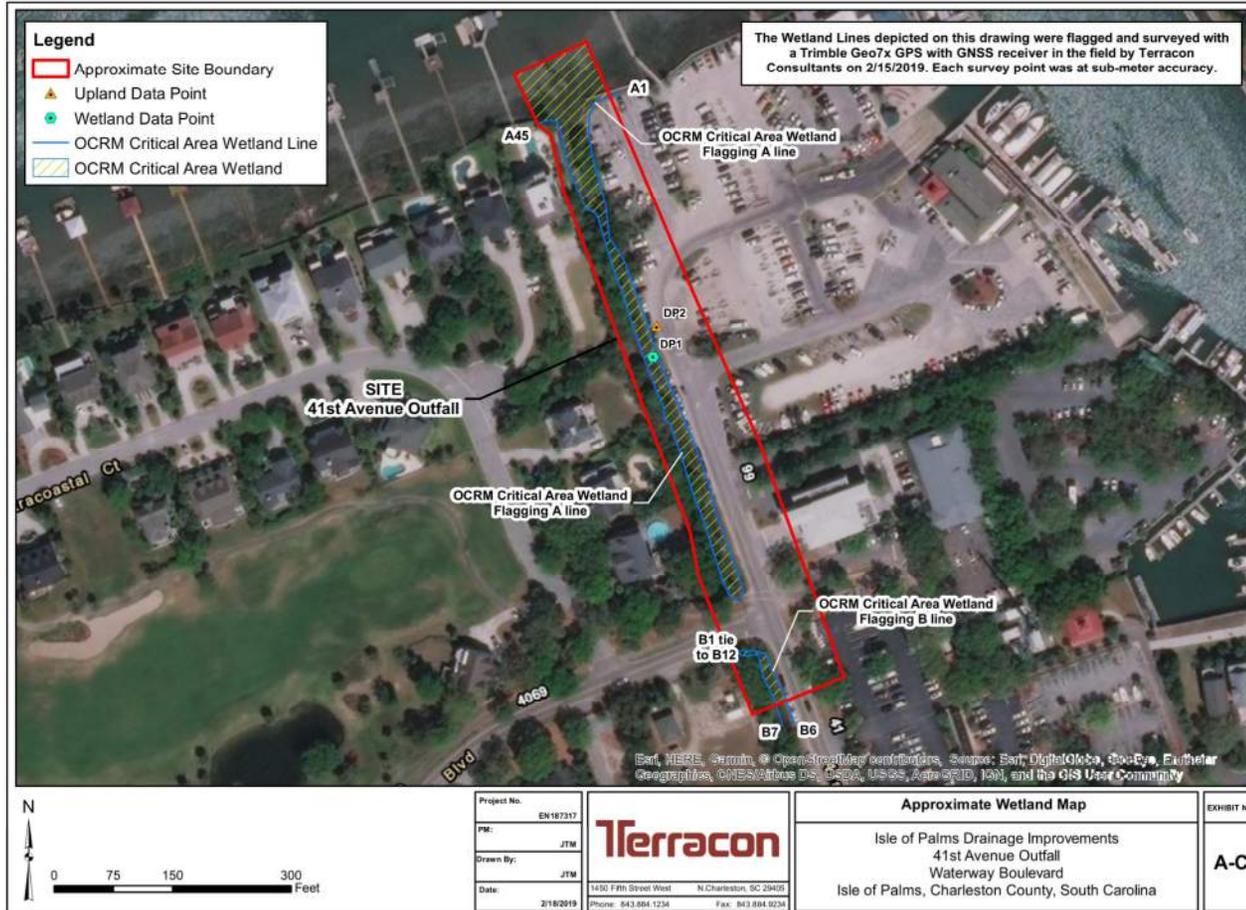
Forest Trails Outfall – Existing Conditions



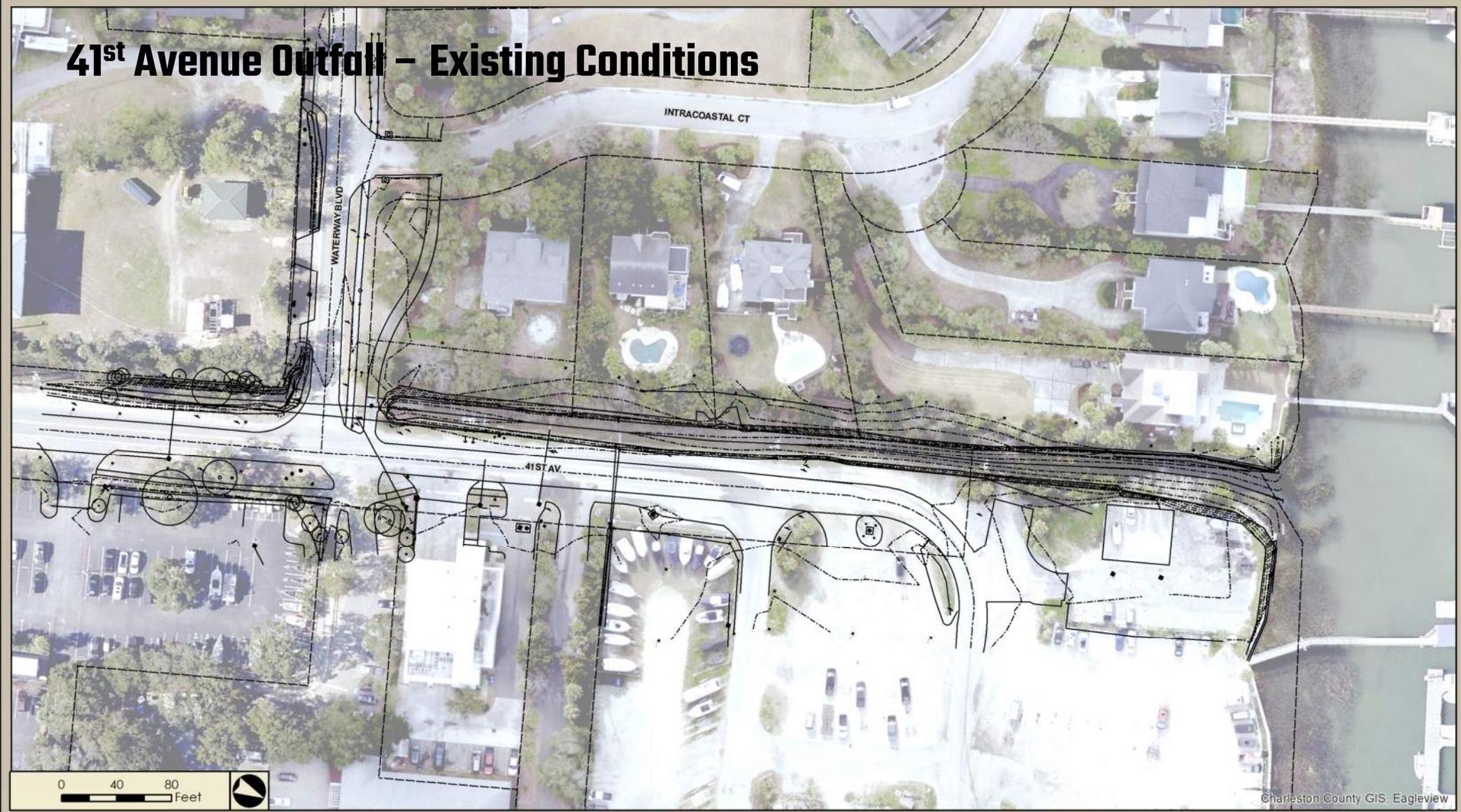
Forest Trail



41st Avenue Outfall – Critical Area



41st Avenue Outfall - Existing Conditions



41st Avenue



Hydrologic & Hydraulic Analysis

- NRCS (formerly SCS) Methods
- ICPR v4 H&H Model
- 3 Basins – 98 Sub-Basins
- Land Use/Soils =====> CN [Runoff Volume]
- Topography/Land Cover/Drainage System =====> Tc [Runoff Rate]
- 25-yr Design Storm (8.0 in./24 hrs.)
- Analyze for 2-, 10-, 25-, 50-, 100-, & 500- yr
- Assumes U/S system has 25-yr flow capacity
- Assumes closed basins will be tied in [Future Improvements]
- MHHW tailwater (tide) condition

Hydrologic & Hydraulic Analysis



0 300 600 Feet



Hydrologic & Hydraulic Analysis

- **Design Flows**

- 30th Avenue: 100 cfs
- Forest Trail: 160 cfs
- 41st Avenue: 100 cfs

- **Existing Outfall / Capacity**

- 30th Avenue: 36" RCP and 24" RCP / **30 cfs**
- Forest Trail: 54" RCP / **60 cfs**
- 41st Avenue: 24" RCP / **8 cfs**

Alternatives Analysis

- **Capacity Improvements (increase flow capacity)**
 - Channels/Pipes/Culverts/Bridges
 - Pump Stations / Force mains
- **Detention (reduce flow rate)**
 - Ponds (wet or dry)
 - Underground Detention
- **Diversion (reduce flow rate)**



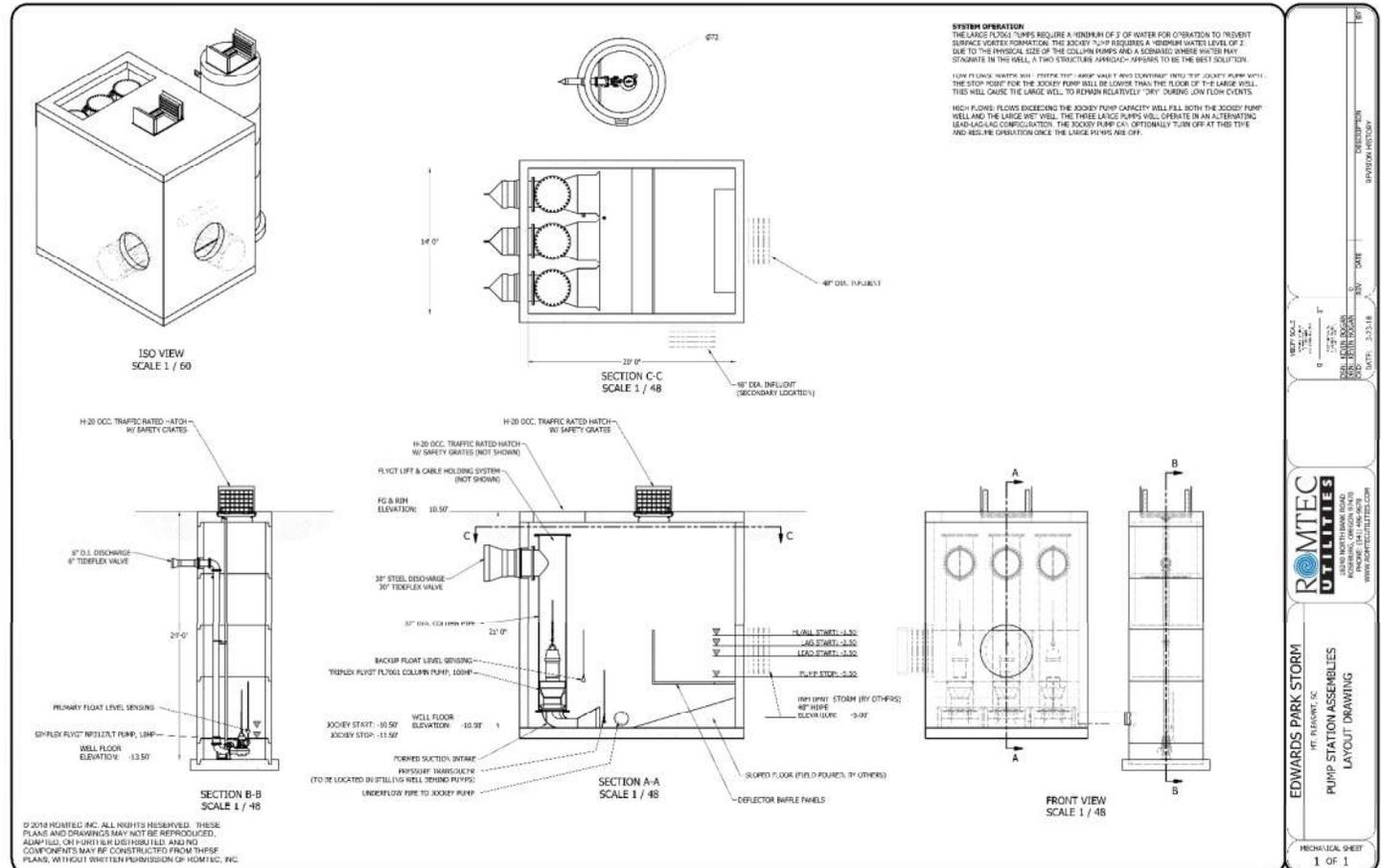
Alternatives Analysis – Pump Stations

■ Typical Pump Sta.

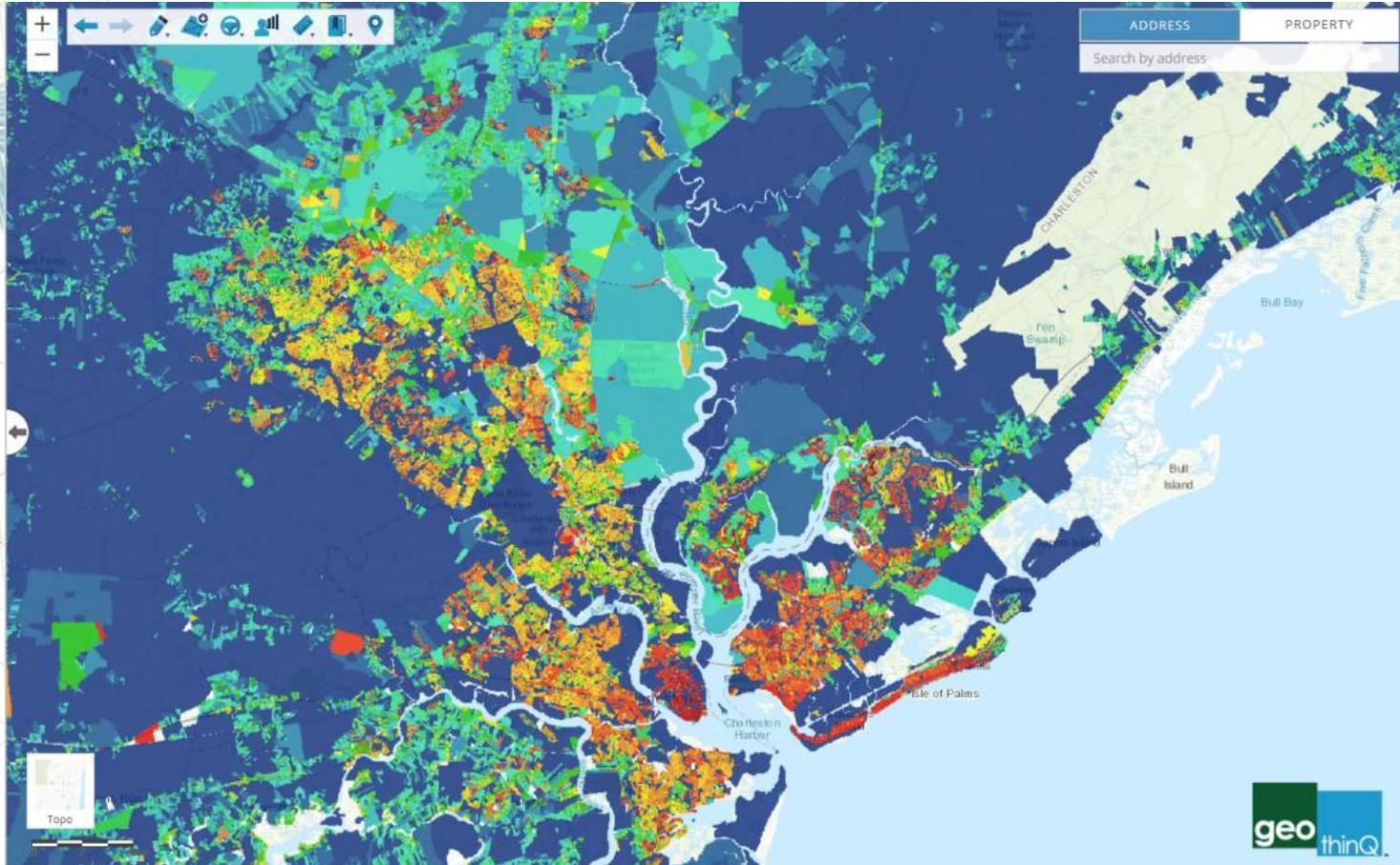
- 75 cfs
- \$1.7 M
- \$25K/cfs

■ IOP Phase 3 Outfalls

- 3 Pump Sta.
- 360 cfs
- \$9M



Alternatives Analysis - Detention

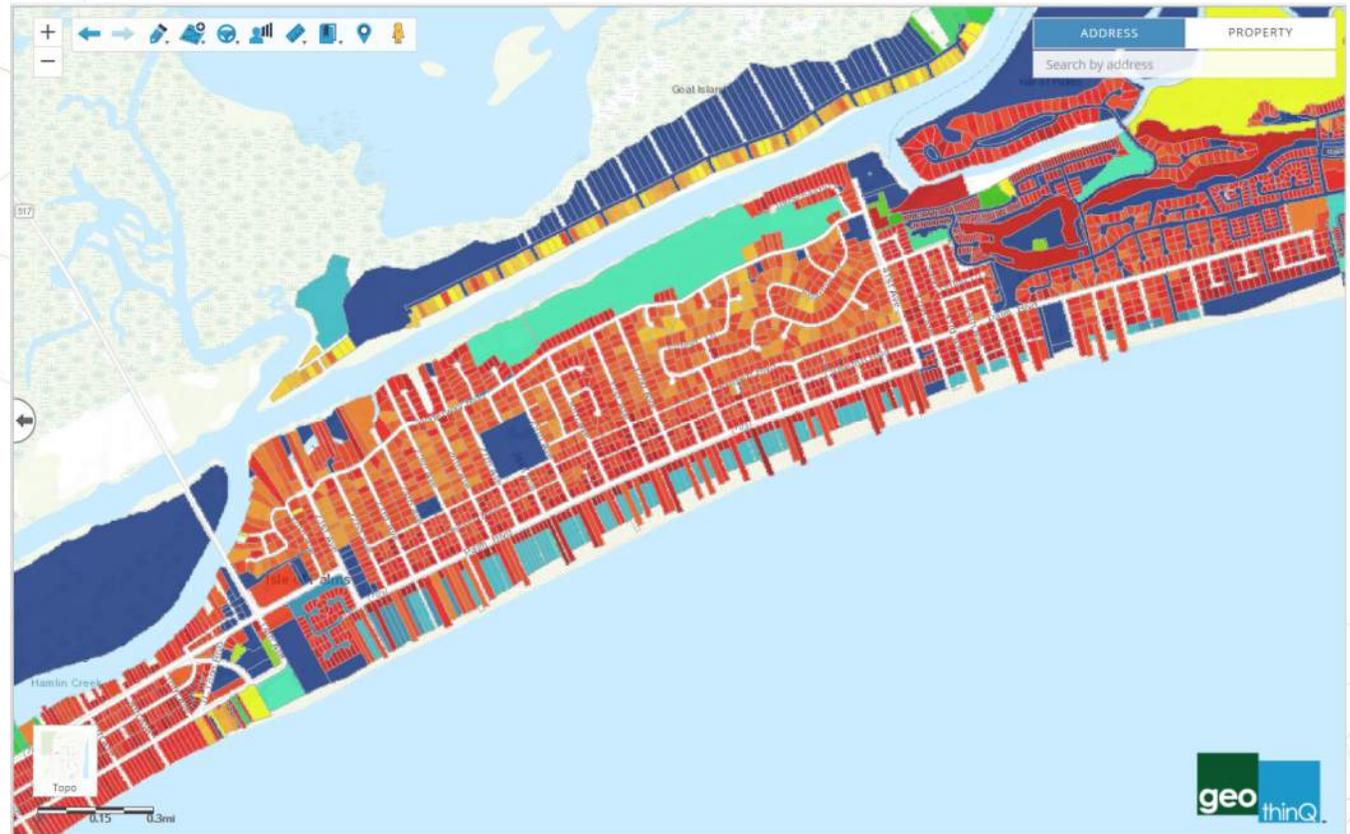


Alternatives Analysis - Detention

Column Statistics	
Count	978
Min	\$200.00
Max	\$5,525,000.00
Sum	\$626,394,200.00
Avg	\$640,484.87
Nulls	0
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Ok

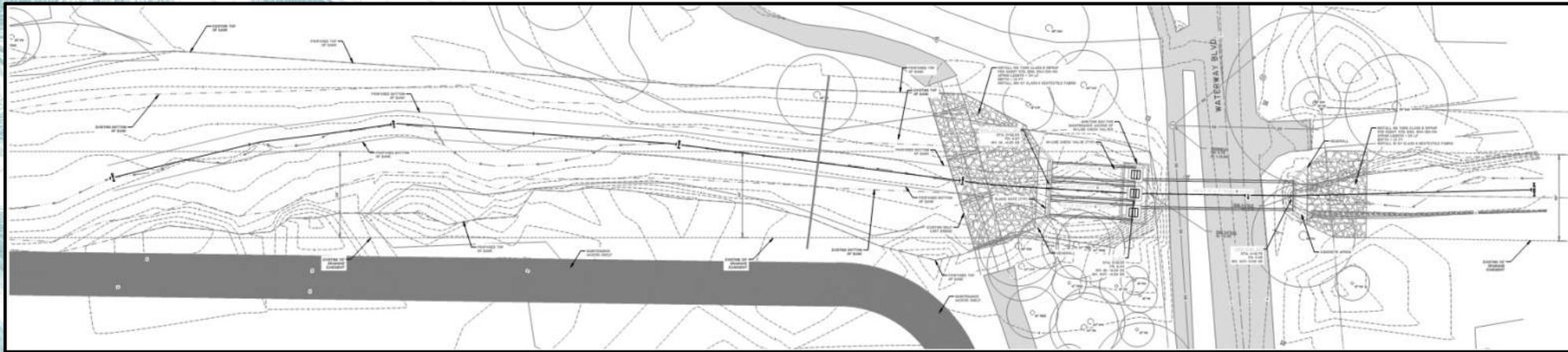
■ Average - \$2.9M/acre



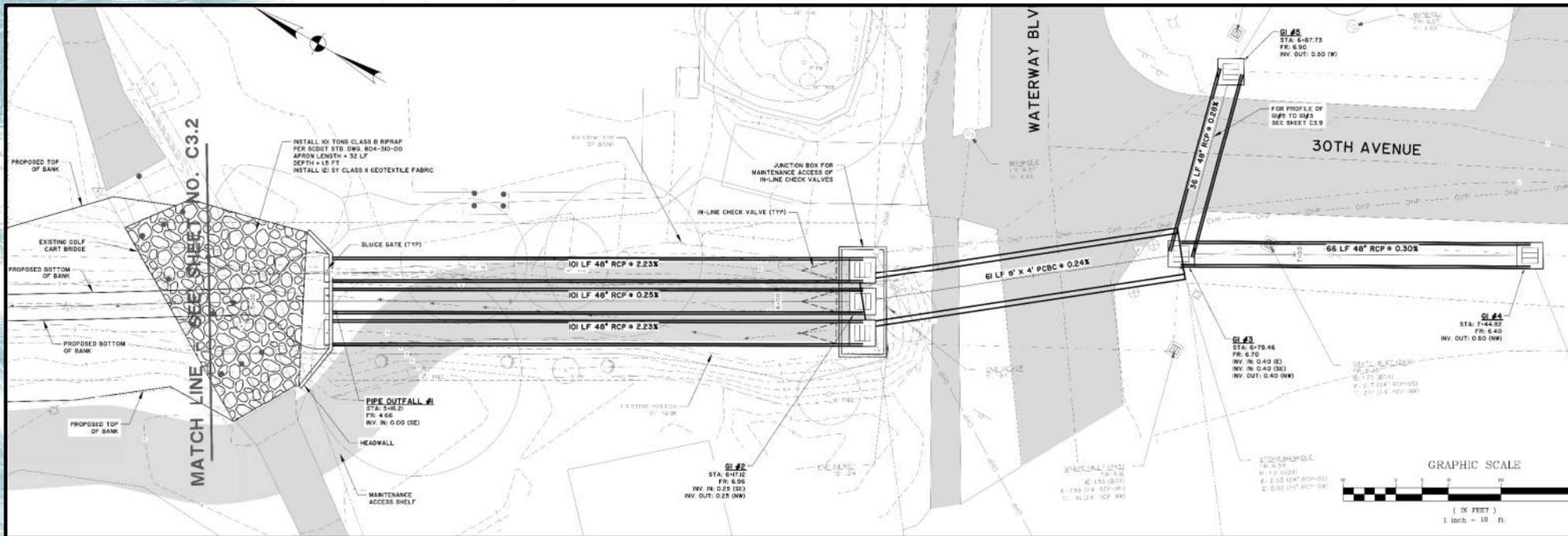
Alternatives Analysis - Diversion



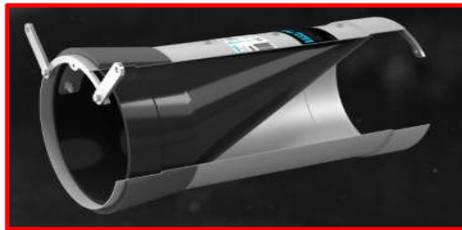
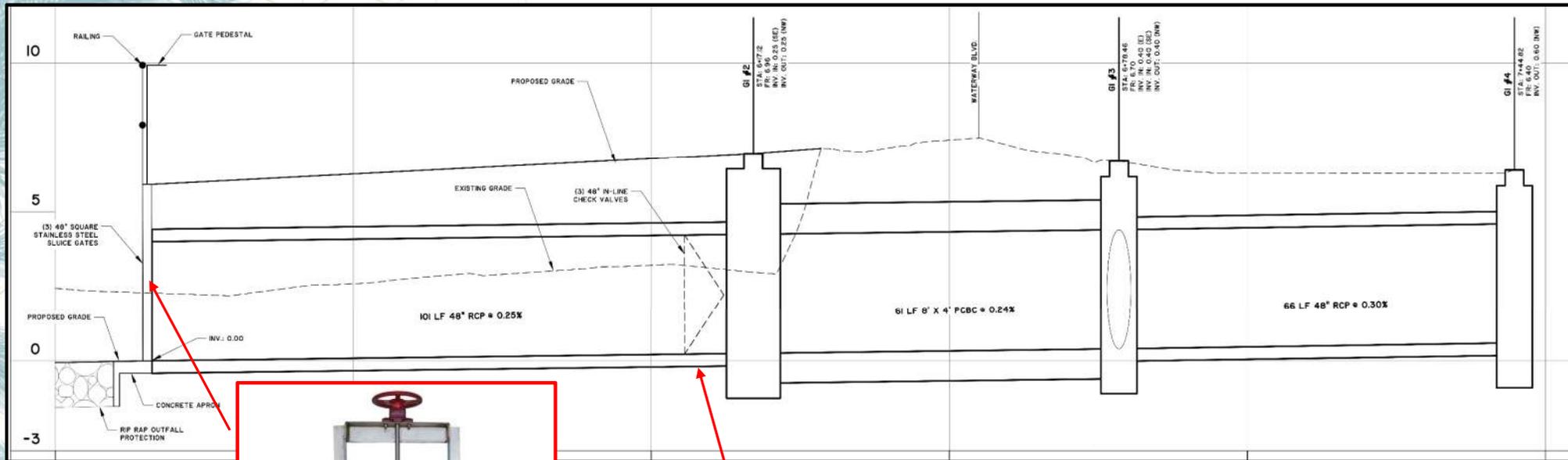
30th Avenue - Plan



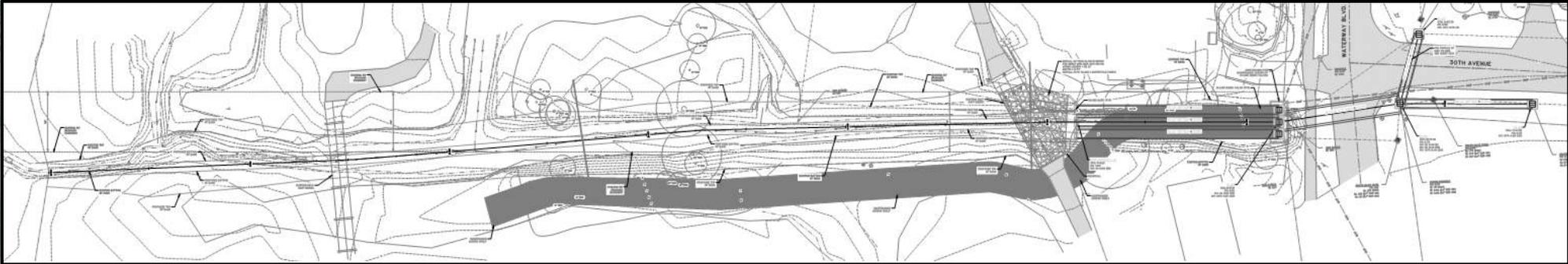
30th Avenue - Plan



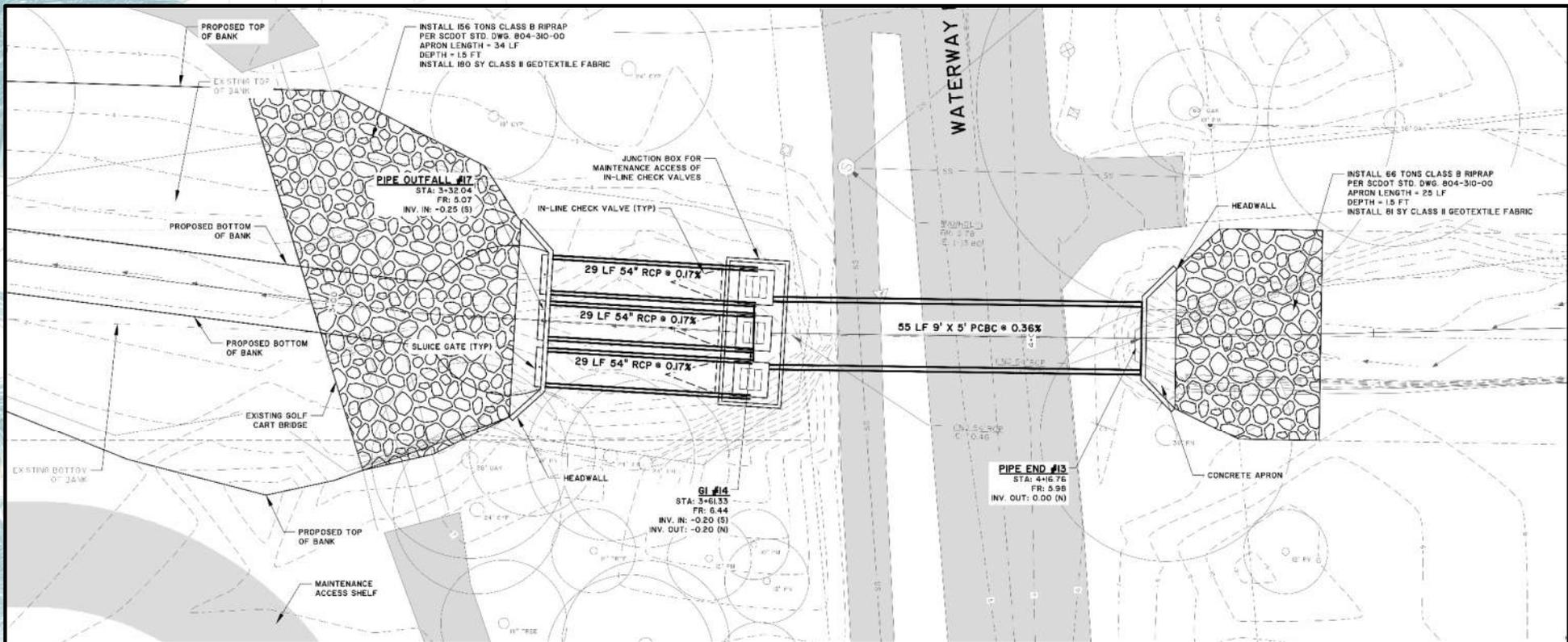
30th Avenue - Profile



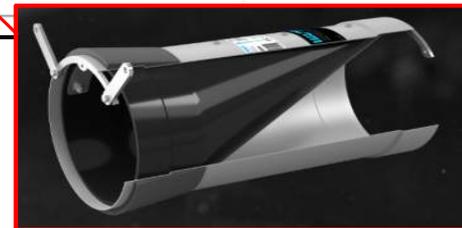
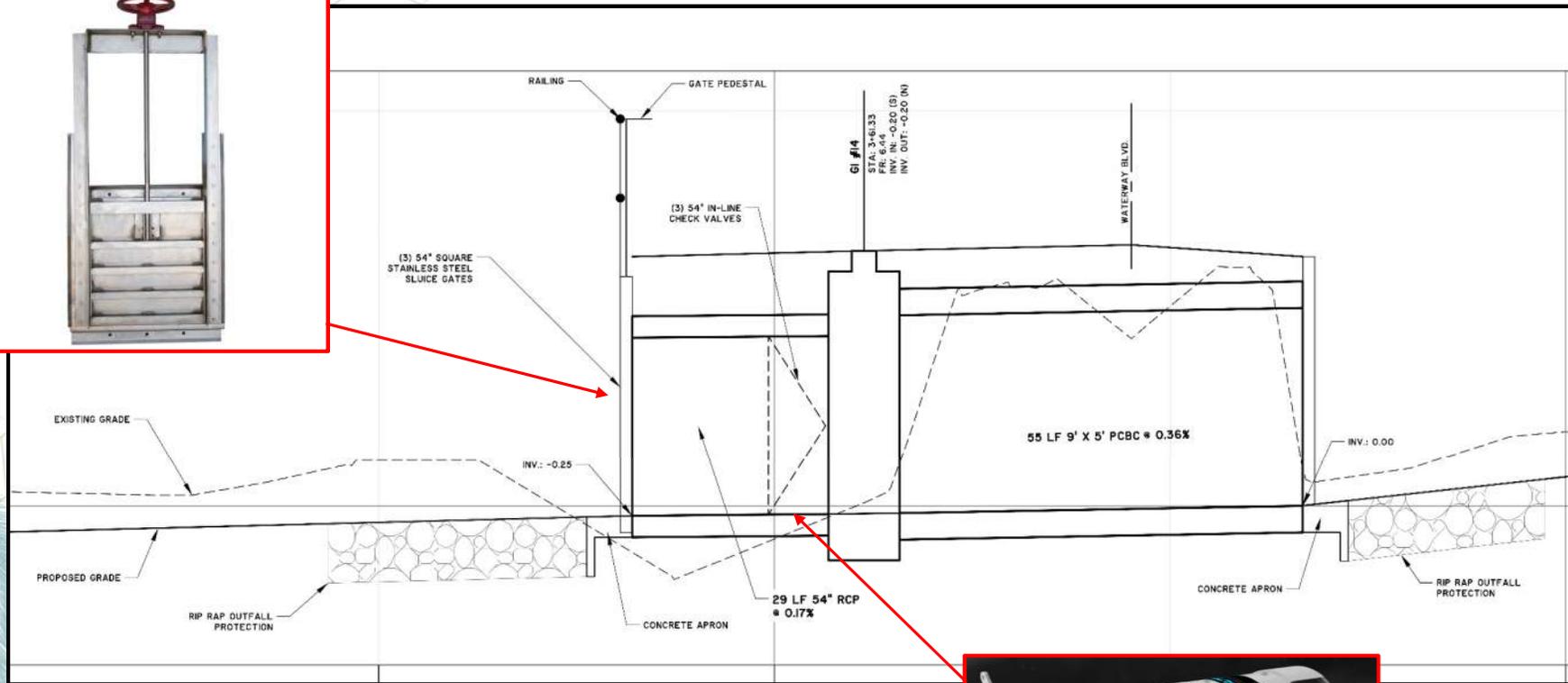
Forest Trail - Plan



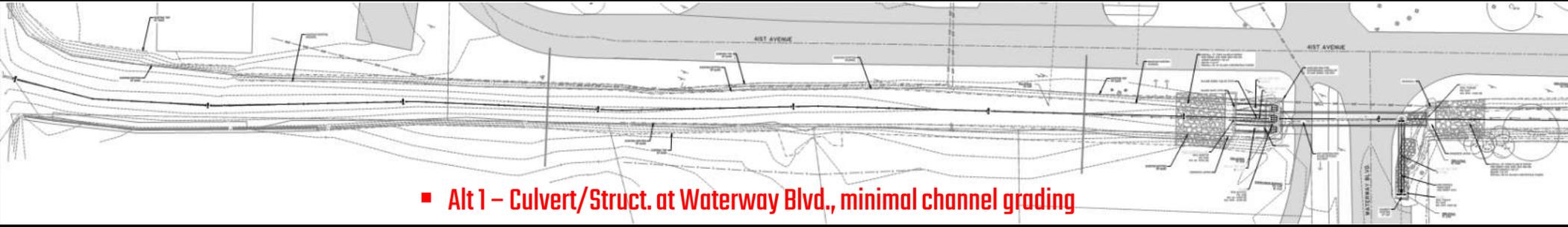
Forest Trail - Plan



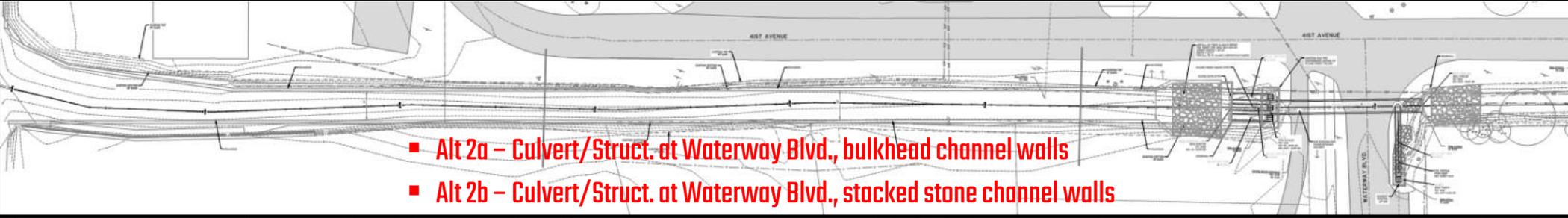
Forest Trail- Profile



41st Avenue - Plan

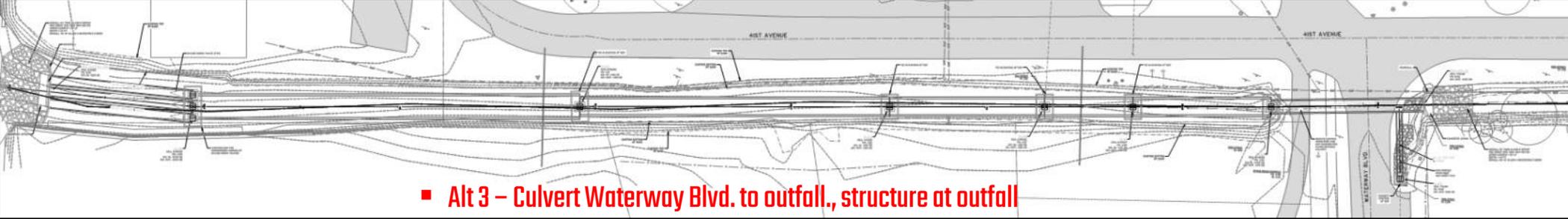


▪ **Alt 1 – Culvert/Struct. at Waterway Blvd., minimal channel grading**



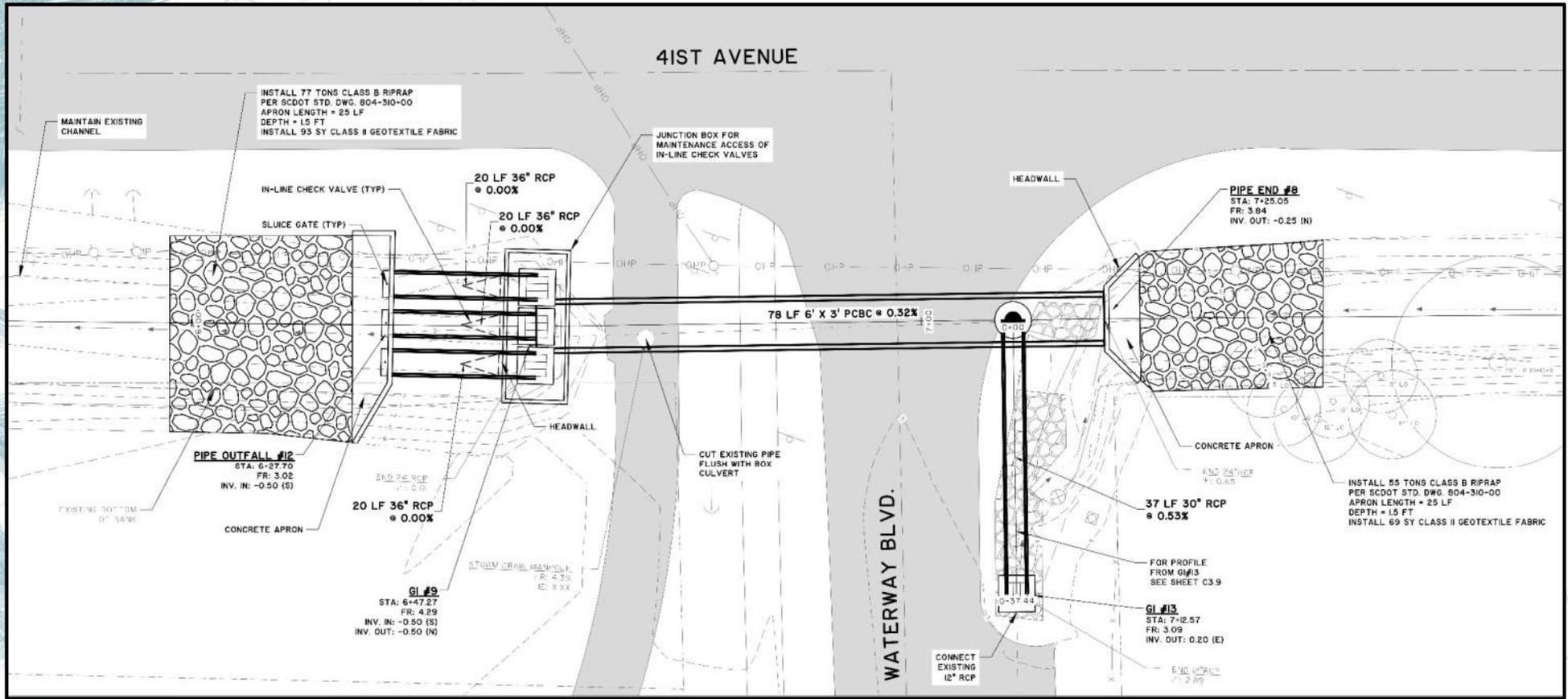
▪ **Alt 2a – Culvert/Struct. at Waterway Blvd., bulkhead channel walls**

▪ **Alt 2b – Culvert/Struct. at Waterway Blvd., stacked stone channel walls**

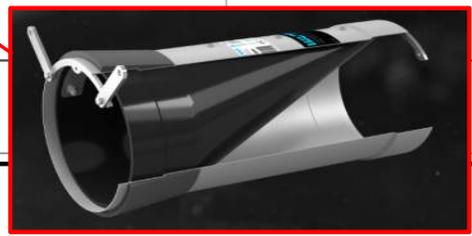
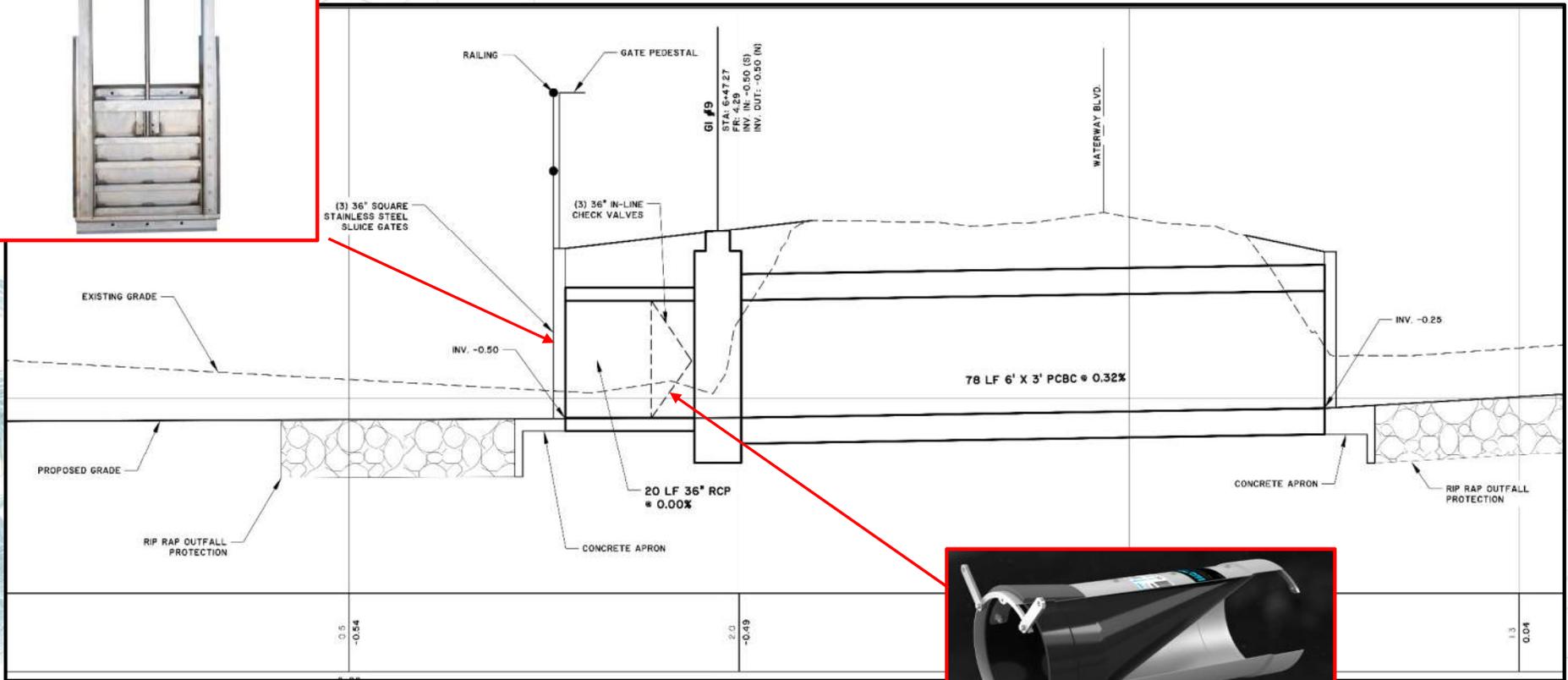


▪ **Alt 3 – Culvert Waterway Blvd. to outfall., structure at outfall**

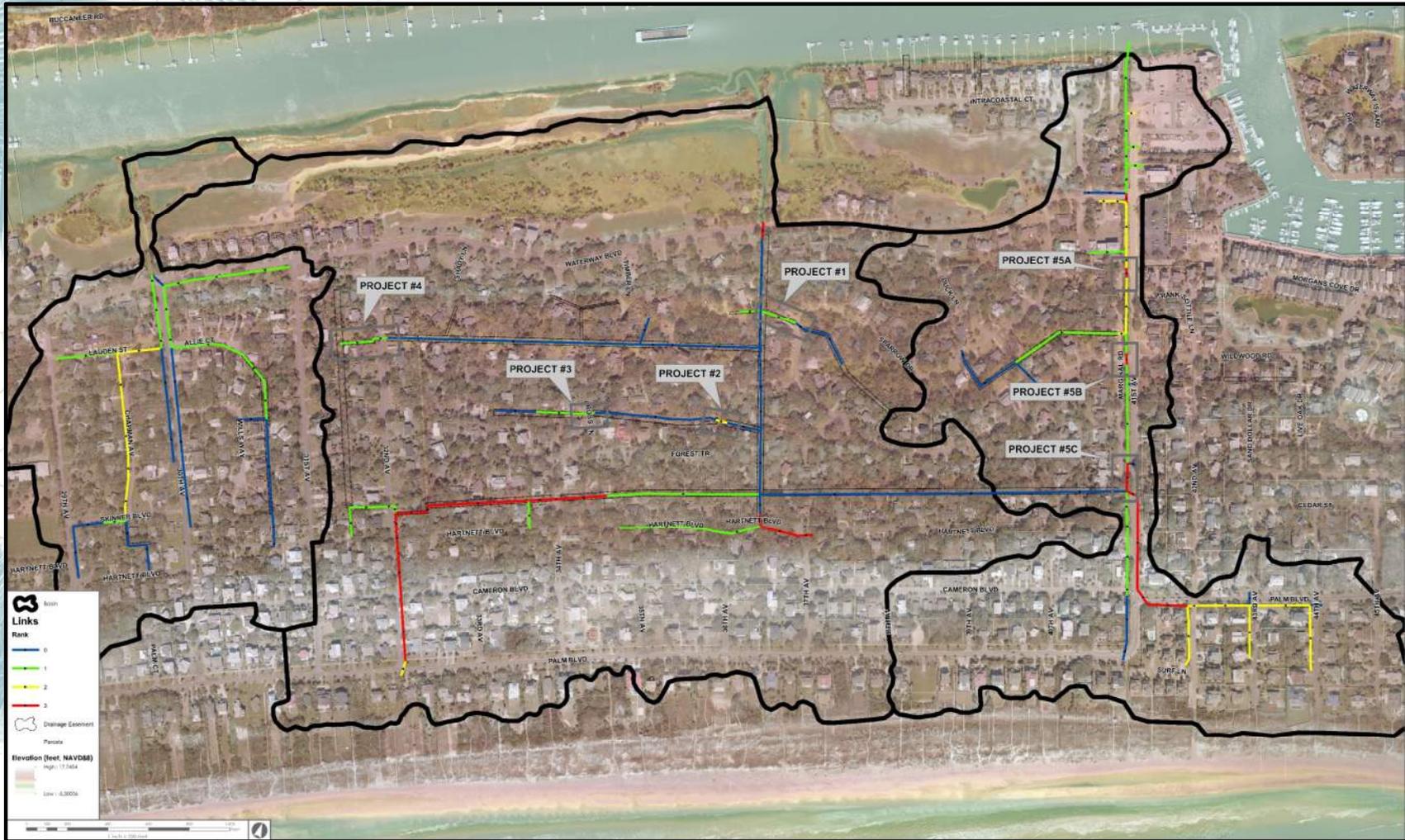
41st Avenue - Plan



41st Avenue - Profile



2019/2020 Internal Improvements



2019/2020 Internal Improvements



OPINION OF PROBABLE COST - SUMMARY TABLE		
#1	Sparrow Drive Drainage Improvement	\$ 99,600
#2	Forest Trail Drainage Improvement	\$ 56,600
#3	Cross Lane Drainage Improvements	\$ 52,800
#4	32nd Ave Drainage Improvements	\$ 96,800
#5	41st Avenue Driveway Pipe Drainage Improvements	\$ 152,800
GRAND TOTAL OPINION OF CONSTRUCTION COST:		\$ 458,600

Short Term Rental
Concepts for Consideration
Planning Commission
August 6, 2019

- Formalize policy whereby owners lose rental license after three convictions, but codify it in a way that one bad tenant cannot cause revocation
- Establish areas where short term rentals are not allowed
- Cap overall number of rentals as a percentage of total residences
- Amend overnight parking time to cover nonresident times
- Require safety inspections as prerequisite to obtaining and retaining license
- Require owners to be present during rental stay
- Increase penalty for noncompliance and provide a graduated penalty for all violations
- Require a local manager and publicize information on www.iop.net
- Prohibit renters from hosting events, such as weddings
- Reduce maximum occupancy for daytime down from 40 to 20-25 people
- Require license number be posted on any advertising
- Require that rental guests be related by blood or marriage
- Reduce the overnight occupancy to a maximum of 12 people when a rental is sold
- Reduce the duration of the rental period in the definition of a short-term rental from 90 days or less to 70 days or less.
- Provide for verification of revenue and proof that all taxes and fees have been paid when license is renewed.
- Require approval of Zoning Commission for rental license and renewals (similar to other business licenses).

- Improve the record keeping for all island rentals including location, manager, police calls, citations issued (cause), convictions, dismissals, etc.
- Require that Livability Officer provide an annual accounting to Council at least once a year: changes in % of rental units by neighborhood, # & type of valid complaints and disposition, impact on neighborhoods, etc.
- Improve the ordinance definition of “disturbances”.