

Clean Water Services  
**Development Liaison Committee**  
 October 2, 2008 Meeting Notes

In Attendance

Developers/Consultants: Ernie Platt, Mike Peebles, Tony Weller, Bill McMonagle, Steve Roper, Alan DeHarrport, Craig Brown, Bob Thayne  
 District Staff: Nora Curtis, Carrie Pak, Mike McGough, Damon Riesche, Marvin Spiering, David Schweitzer, Sheri Wantland

Introduction and Announcements

Carrie Pak welcomed the attendees and reminded them the wet weather season has begun. She noted that few issues on the Issues List have not been addressed, and she will propose less frequent meetings unless more issues arise.

Plan Review Status

Damon Riesche reviewed the current plan review queue, and specified that the 20 Environmental Reviews in process represent 10 pre-site assessments, 2 site certifications, 3 natural resource assessments and 3 amendments. Because the number of submittals is down, review time is approximately five days now. The number of prescreens is more steady due to speculation and maintenance projects, and September increase is typical due to field revisions.

Total in Queue	
Engineering Plan Review Queue	4
City Plan Review	3
Environmental Review Queue	10 PS/2 SC/3 NRA/3 Am
Plat Review Queue	8 CWS/ 4 City

Engineering Plan Review Initial Submittals

	2004	2005	2006	2007	2008
January	4	11	7	3	4
February	5	4	9	12	9
March	17	11	14	11	9
April	7	5	9	12	10
May	7	9	9	12	8
June	15	9	11	12	3
July	9	10	15	14	11
August	17	13	15	5	3
September	11	12	12	20	5
October	12	10	15	14	
November	10	18	19	11	
December	4	5	8	8	
Total	118	117	143	134	62

Environmental Review Submittals

	2004	2005	2006	2007	2008
January	56	103	132	137	108
February	70	104	188	136	116
March	88	142	146	161	100
April	120	164	125	168	149
May	120	171	146	209	111
June	106	147	181	203	137
July	96	150	98	146	117
August	106	183	198	194	124
September	112	153	140	144	113
October	122	163	125	139	
November	95	104	148	98	
December	73	68	114	82	
Total	1164	1652	1741	1817	975

Discussion of the slow down in development concluded with a comment by Carrie that the District had hired consultants to meet the peak workloads, so there will be no staff cuts as staff catches up on projects that had been on hold.

Asked about upcoming District CIP projects, Carrie and Nora Curtis reported the Lower Cipole project is just finishing up, the Lower Tualatin Pump Station has just begun, and other projects include Rock Road storm, North Plains pump station and gravity line, a pump station and conveyance project with the City of Hillsboro as well as Portland's Fanno pump station. District staff is participating in the West Bull Mountain urban reserve area planning and the Concept Plan should be completed in 2009. The District had planned a \$55 Million revenue bond issue this year, but will postpone. Still, the District plans to proceed with the North Bethany trunkline to be completed by 2011 and may begin on a regional water quality facility. Asked about sewer construction outside the Urban Growth Boundary, Nora explained that although state law provides for the construction of gravity lines outside the UGB, Washington County is careful to consider opposition from property owners rather than use eminent domain.

#### Low Impact Development Approaches (LIDA)

Carrie showed a PowerPoint presentation about the partners, progress and content of the LIDA handbook that the District is developing in partnership with the Title 13 Tualatin Basin Natural Resources Coordinating Committee. LIDAs will help meet multiple objectives of statewide land use goals, MS 4 Permit and Design and Construction Standards. Carrie noted the development community understands LIDAs, and asked for their input on what would be helpful. Comments included:

- We considered planter boxes on a 4-lot project, but the area needed was larger than a swale; it's not physically or economically feasible.
- Provide information on site planning for different techniques in different land uses.
- LIDAs and density but Metro is backing away from minimum densities.
- We need credit for using LIDAs, like a BMPs

Discussion of the benefit of regional facilities, Tualatin Basin soils, and whether it is possible to restore natural conditions with density requirements led one attendee to suggest the District could use eminent domain to build check dams and impound water and construct regional water quality facilities.

Carrie showed a rain garden poster and photos of the Fowler Middle School rain garden project, and noted that the District and Portland State University are bench testing soils and drainage. More discussion resulted in general support for LIDAs, but the need for more proof that they work and a suggestion that the District construct demonstration swales to show the soil, size and slope limits.

#### Public Utility Easements, #17 on Issues List

Tony Weller described concerns of integrating water quality facilities, PUEs and the public right of way. Marvin Spiering showed cross sections of how to keep PUEs out of the slope, the treatment area and 25 year level and discussed how to avoid fences, walls and other issues. He suggested staying outside of fenced public tracts or else utility workers will need to get the key from the District to enter for maintenance. Ultimately, each site is unique and staff must review each on its merits. Marvin noted that the Design and Construction Standards are silent on easements; discussion of whether easements should be defined in the standards led to agreement that this would limit flexibility.

#### Other Items

Mike McGough asked engineers and developers to stay involved in projects to ensure water quality facilities are constructed as designed. Discussion of the number of contractors who might be involved pointed out the many ways a project might morph. Preconstruction meetings are a good time to clarify expectations, but Mike also suggested another meeting on site as construction begins to make sure all workers understand what they are doing and why. He described the inspector's check list and was asked to share it to be included in plans. Discussion of other issues included how to permanently mark laterals and the County's move toward flat top manholes.

#### Next Meeting Agenda

It was agreed that because most issues have been resolved the next meeting will be in early December and subsequent meetings will be scheduled as needed. Asked for topics and issues, attendees proposed discussion of the availability of performance and maintenance bonds. PTS and LIDA will continue to be discussed. Questions about planting densities were resolved by Damon's offer to work individually to clarify how to meet the requirements.

#### Action Item

1. Ernie and Carrie will select a date in early December and develop the agenda for the next meeting.

**Next Meeting: TBA**