

Clean Water Services
Development Liaison Committee
 June 5, 2008 Meeting Notes

In Attendance

Developers/Consultants: Ernie Platt, Mike Peebles, Tony Weller
 District Staff: Nora Curtis, Carrie Pak, Mike McGough, Damon Riesche, Marvin Spiering, Bridget Yelton, Sheri Wantland

Introduction and Announcements

Carrie Pak welcomed the attendees, asked for announcements, and noted a change in agenda items. She described an inquiry from Otak regarding homeowner association CC&Rs that might prohibit low impact development and asked for input. Others were unaware of a problem, and Ernie offered to contact the HBA attorney who has drafted most homeowner association CC&Rs to review this issue.

Ernie raised a concern about potential impacts to Oregon when EPA acts on five states that have no stormwater regulations, especially low impact development approaches (LIDA). Discussion concluded that our region is leading LIDA and already doing anything EPA might propose.

Carrie noted the Stormwater Management Plan Update public comment period was May 1 – 30, 2008 and four individuals submitted written comments. Nora Curtis described the update process, noting the current permit is expected to be in effect until 2010. Carrie added that LIDA is a key issue, therefore staff will return to the DLC in September to discuss Proprietary Treatment Systems (PTS),

Plan Review Status

Damon Riesche reviewed the current plan review queue, and noted the number of applications are close to last month except for a drop in plat submittals. The vast majority of environmental reviews are pre-screens. Damon speculated the increase in site assessments is due to sites that are more complicated. He noted a major change since 2007 in the type of engineering submittals, when 10 of 12 were residential subdivisions and now all are industrial or commercial. Carrie added that the District has 51 approved plans that the applicants have not returned for permit issuance, and the associated fees for those total \$437,000.

Total in Queue	
Engineering Plan Review Queue	19
City Plan Review	12
Environmental Review Queue	9
Plat Review Queue	12

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	
July	9	10	15	14	
August	17	13	15	5	
September	11	12	12	20	
October	12	10	15	14	
November	10	18	19	11	
December	4	5	8	8	
Total	118	117	143	134	40

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	
July	96	150	98	146	
August	106	183	198	194	
September	112	153	140	144	
October	122	163	125	139	
November	95	104	148	98	
December	73	68	114	82	
Total	1164	1652	1741	1817	584

New Development Service Fees

The new fees take effect on July 1, 2008. Damon described how they would be applied to applications in progress. Discussion of how to make sure applicants don't miss the deadline resulted in a commitment from staff that, in addition to mailing a letter to all applicants with approved projects, they will call applicants with recent approvals and small partitions, which will have the largest fee increases.

SPL Criteria, #6 on Issues List

Staff has not received a list of specific issues from the environmental consultants. Asked about easements for water quality facilities adjacent to or in the public right of way, staff described situations in which public utility easements are allowed. Further discussion about fences prompted Nora to suggest this be item #17 on the Issues List.

1200C EC Template for Linear Projects, #10 on Issues List

The template for linear projects is posted on the District website.

New Wetland Delineation Regulations

Damon reported that impending changes in DSL and COE wetland delineation regulations might result in larger wetland boundaries, particularly in agricultural areas. He asked for this to be a subject at a fall DLC meeting. Ernie Platt requested a list of wetland consultants to invite. Nora said the District had eliminated conflicts with DSL and COE regulations in the 2007 Design and Construction Standards update, and will continue to adjust if possible without another standards update.

New Forms

Damon distributed copies of new and revised forms that will be available on the District website in July, including the SPL, Sensitive Areas Certification Form, Request for SPL Amendment and Site Development Permit application. Staff will email users when they are available on-line.

Downstream Analysis, #16 on Issues List

The District preference is downstream analysis rather than detention. Discussion of the costs, pros and cons of each prompted discussion of how developers are interpreting the requirements in Chapter 2. Carrie said the Metzger and Aloha drainage reports provide capacity analysis which staff will use for land use comments. Staff intends to marry them with new subbasin master plans that will help developers. In the interim, staff will try to help coordinate downstream analysis by various developers within a subbasin. Nora mentioned that she and the County are discussing a variety of issues, including roadside systems that have been filled in. This discussion will continue at the next DLC meeting.

Next Meeting

The DLC will take the summer off and resume meeting in September.

Action Items

1. Ernie will ask HBA attorney about potential barriers to LIDAs in HOA CC&Rs
2. Add PUEs and fences in water quality facilities at #17 on Issues List
3. Staff will provide Ernie with contact information for wetland consultants
4. Ernie and Carrie will develop the next agenda to be distributed by August 29.

Next Meeting: Thursday, September 4, 2008, 7:30 a.m. Tualatin Room, 2550 SW Hillsboro Hwy