

Clean Water Services
Development Liaison Committee
Dec. 6, 2007 Meeting Notes

In attendance

Developers: Alan DeHarpport, Martin Schott, Roger Neu, Tony Weller, Bill McMonagle, Ken Gertz, Wendy Hemmen, Randy Cunningham, Steve Roper, Phil Grillo, Ernie Platt

Staff: Bob Cruz, Nora Curtis, Carrie Pak, Mark Jockers, Malcolm Bowie, Mike McGough, Dale Bertelson, Marvin Spiering, Jackie Humphreys, Abe Taylor, Damon Reische, David Schweitzer, Sheri Wantland

Introduction

Carrie Pak welcomed the group, invited self-introductions, and reviewed the agenda and purpose of the Development Liaison Committee (DLC). The DLC, which is patterned after the Washington County and Cities of Tigard and Beaverton DLCs, is to discuss process improvements but not project specific issues. Staff will provide notes of each meeting with action items. Meetings will be every other month unless needed more/less often, at Clean Water Services for 90 minutes.

Review of Issues Identified to Date

The agenda listed these items:

- CWS/Washington Co coordination issues re: plat approval conditions
- Code clarifications/interpretations: SPL criteria, submittal completeness, drainage way definition when easements are required
- Plan Review timelines
- Early issue of EC permits by CWS, for grading and building demo permits
- Low Impact Development, Conditions of Approval, Interface with Land Use/Building
- Other issues

Carrie noted the goal is not to resolve all the issues in one meeting, and invited additions which produced these issues:

- Consistent staff interpretation of Standards that allows for flexibility
- Master Plan does not address infill; clarify how infill projects relate to District's capital projects
- Clarify 1200C EC templates for linear projects
- Proprietary treatments systems save lots for smaller developments
- Regional planning for water quality treatment
- Delays on 401 certification due to DEQ waiting for District permits
- Criteria to help HOAs maintain water quality facilities in tracts
- Internal communications within CWS Development Services group

Discussion of Plat approval process

Malcolm Bowie said his staff is open to suggestions and being proactive. Abe Taylor provided a flow chart of the District's review process and an email from Washington County Survey Supervisor Linda Rigutto dated Nov. 16, 2007 that said: "We will not

begin our review of a plat until we have confirmation from both CWS and WACO Engineering that the latest version of the plat received by our office complies with approved plans.”

Marvin Spiering suggested developers include a composite utility plan. Some developers asked for more in depth review and comments of what might need to be changed. Carrie explained that Jackie Humphreys’ job has a new focus to provide more information during the land use comment period that will help developers identify opportunities with adjacent and downstream properties and understand how their proposed development might fit into the big picture. Nora Curtis expressed a concern that until the engineering analysis is completed, staff cannot comment on the unknowns. Developers agreed more specific conditions of approval would not resolve all issues, and that comments should leave room for innovations.

Other Issues

Carrie invited attendees to introduce other issues. Bill McMonagle asked to address County access permits, and Carrie asked to table that issue until District and County staff meet to clarify that process.

Martin Schott and Randy Cunningham will develop a list of issues of concern to biologists for future meetings.

Mike McGough expressed concern about projects starting work before they are permitted, and contractors that do not have the approved plans on site.

Ernie Platt suggested there were enough issues to warrant the next meeting in January.

Action Items

1. Abe Taylor will ask County staff if the District may release proposed final plats before the plans are completed.
2. District staff will ask the County if it’s OK to give the applicant a copy of the land use Staff Report and Conditions when they are conveyed to the County.
3. Martin Schott will forward a list of biologist’s concerns to Ernie Platt.
4. Ernie, Malcolm, and Carrie will develop agenda for the next meeting for distribution.

Next Meeting: January 10, 2007, 7:30 AM at Tualatin Room, 2550 SW Hillsboro Highway.