

MINUTES - ENVIRONMENTAL COUNCIL COMMITTEE MEETING 10/23/08

The meeting was called to order @ 6:01 PM, Thursday, October 23, 2008, in the North Conference Room @ 21630 11th Avenue South, Des Moines with the following in attendance:

Council Members

Scott Thomasson – Chairman
Bob Sheckler
Dave Kaplan

City Staff

Tony Piasecki, City Manager
Lorri Ericson, Assistant City Manager
Grant Fredricks - Director PB&PW
Loren Reinhold – Presenting
Erika Sullivan – Administrative Assistant

Consultants and Water District Representatives

Greg Gaasland - Consultant
Tom Cowan – Highline Water District
Matt Everett – Highline Water District
Ron Dorn – BHC Consultants

Meeting Agenda:

1. Discussion on design changes to the Barnes Creek Detention Facility because of 2002 Wetland Rule changes.
2. Presentation by Highline Water District and their consultant on their Draft Comp plan that we briefly discussed at the last meeting

----- **1. Barnes Creek Detention Facility:**

- The City has a facility plan, pre-design and purchased 4 parcels. The 1999 project put on hold was at the 90% level, but there were issues with SWM finances at that time. The City had to wait until we had enough funding/grants. A meeting was held with the Corps of Engineers to review the 1999 project and to determine what regulatory changes would impact the project. The regulations are now much more strict and we can't proceed with the facility as it was originally designed.
 - Committee members asked why subdivisions that fill wetlands are being permitted but that we can't obtain a permit. Staff answered that there are thresholds involved and it is difficult to get a permit.
 - This project moved from a nationwide permit (general permit) to an individual permit because the allowable wetland impact under a nationwide has dropped from 2 acres to 0.5 acre.
 - Corps has not permitted any in-stream detention facilities and the proposed project has a "water of the U.S." that would be incorporated into the project.
 - Committee members asked if the stream could be moved and routed around the pond. This is technically difficult because the facility would be located right next to the creek and the north stream passes right through.
 - The Corps determined that the north stream is water of the U.S.
- Project Alternatives
 - The City could scale the facility back. The original T shape (a map of the project area was provided) had the wetlands marked in a blue hatched area with a 1.6 acre impact to the wetlands. The City needs to reduce the impact area to 0.5 acre. The alternative project would reduce the detention facility to 2.9 acre-feet of storage and has only a 0.45 acre impact.
 - The above-listed change allows the project to fall under a nationwide permit, and some mitigation still needs to occur in this Class 3 wetland.
 - Staff requested a decision to proceed on the revised design.

- Implications: 1/3 less cost and is part of the Massey Creek Detention Needs (see handout re: Lower Massey Creek Alternative Analysis – goal provided is 25-year flood protection using detention and channel modifications – 3 facilities 12.5 ac. ft.).
- Committee members asked what happens when the Jehovah's Witness church is built, and staff said the existing condition is undeveloped – not impervious surface. They also asked about the west side of 24th Street between 220th and 222nd Sts., which is a former chop shop operation that is business park zoned.
- Staff wants to proceed with the 2.9 acre detention facility or if not a detention facility use it as a wetland bank for City projects. Staff recommended that because the city is so far into the design phase, we should finish the facility.
- The Committee could approve this project and make a recommendation to Council. As you package the Capital Improvement Projects (CIP), tell Council this is a revised project for the 2009 CIP. This frees up \$400,000 and Lorri will review the Barnes Creek Alternate Plan.

2. Presentation by Highline Water District (HWD) and the consultant on their draft Comprehensive Plan

- Staff had questions and potential modifications to the HWD Comprehensive Plan:
 - Des Moines could have as many as three large box stores in the Des Moines Creek Business Park (located east and west of 24th Avenue between 208th and 216th, pressure zone 490), and asked HWD if they could provide 4,500 to 6,000 gpm of fire flow to these structures.
 - Because of the expected density of Pacific Ridge, the area should be multi-family and not single family residential.
 - Staff requested a list of the completed projects from the 2002 Comprehensive Plan, and any projects that are underway as well as reasons for any projects that are no longer planned or valid.
 - The HWD plan mentions the need for a 7% increase in 2008 and a 5% increase in 2010 followed by 2-3% inflation increases. However Table 8-8, the single and commercial shows the existing rate for 2008 and a 15-16% increase in 2010 and inflation thereafter.
- Ron Dorn (BHC Consultants) made adjustments to the Des Moines Creek Business Park and changed Pacific Ridge to multi-family with project population slowly increasing (he spoke with Denise Lathrop, King County and several other entities).
- The Growth Management Act has 3,500 – 4,000 people in Pacific Ridge, however we could take up to 10,000.
- Equivalent Residential Unit (ERU) has gone down due to conservation efforts (this includes residential and commercial with the range based on meter size).
- 75% of HWD water comes from Seattle Water.
 - Committee members asked if Seattle Water could become like King County.
 - HWD has a partial requirements contract with Seattle Water and anticipates plenty of water out to 2060.
- Ron Dorn spoke to entities and fire districts to obtain fire flow requirements.
 - Is the standard peak hour or max day? Ron Dorn answered max day and the Committee wants to check with the Fire Marshall to clarify the standard.
 - **ACTION ITEM: Check with Fire Marshall Ron Biesold regarding the above listed item.**
- HWD Recommended Capital Improvements – Water System Plan Update (figure 7.1)
 - Ron Dorn and Tom Cowan discussed 8,000 ft. of new pipe.
 - Lakehaven provides water on an as needed, ongoing basis. This is in the event of an emergency but not for daily flows. Lakehaven bought additional water from Tacoma and may sell the excess to HWD.

- City would like to coordinate for overlays on 3 pipe projects (490 zone work from 240th to 260th, Midway - 22nd Ave. and 25th Ave. to Kent-Des Moines Rd.). This is similar to what the City did on Thunderbird Dr.
- Committee members are concerned about the fire flow at the Masonic Home because of pipe size, but Tom Cowan said the deficiencies are only at 240th and Pacific Highway. HWD will have more control because of reduced static pressure (this was reviewed by Brown & Caldwell and BHC).
- The system cannot provide 5000 gpm for fire flow in its current state. The fire flow is based on land use/zoning. Lowe's and Fred Meyer require 4500-6000 gpm. However the storage is there.
- The HWD CIP is \$38M over 7 years and \$5M is bonded.
- Life of Facilities – HWD looked at expenses over the next 100 years and the long-term viability of assets (the chart showing future expenditures ignores the effects of inflation).
 - This does not include debt, with debt closer to \$20M between rates and bonds. At \$20M assets are maintained.
 - 2015 – Distribution and facility projects spike.
 - 2020 – All 1900s infrastructure needs to be replaced.
- HWD has looked at fire flows for Pacific Ridge and the Des Moines Creek Business Park. 3500 gpm for the Des Moines Creek Business Park, and higher flows could require some 12" looping which will be defined by specific projects. The same standard applies to Pacific Ridge projects.
- Committee members do not want developers to have to build 10 blocks of pipe to finish a project and ensure the mains are the right size.
 - HWD responded that growth will pay for growth.
 - If a few blocks of 12" pipe were required to an office tower then we would need to bridge the difference with the developer.
- I-5, 509 Widening - DOT purchased a 15 ft. strip of property with a subterranean easement.
- Committee members asked if HWD was self-insured. They are insured through ENDURAS, which is similar to WCIA. This does not include pipes, but does include facilities and there are FEMA funds for emergencies (we are in Zone 3 for the King County Emergency Management program).
- HWD is waiting for comments on this Comprehensive Plan from King County and the Department of Health. They anticipate answers in December 2008.
- This will come forward to the Des Moines Council with the responses to our questions and a coordinated answer on how HWD measures fire flow (HWD did coordinate with South King Fire for fire flows).
- The HWD Board could adopt the Comprehensive Plan in January 2009.

Adjourned @ 7:27 PM

Respectfully submitted by: Erika Sullivan, Administrative Assistant