

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.

PROFESSIONAL CONSULTING ENGINEERS • LAND USE • CONSTRUCTION AND DEVELOPMENT CONSULTANTS

Memo

June 16, 2011

To: Peter Gill, Public Works
Birch Bay / LID / BBWARM /

Fr: Doug Campbell

I am concerned that you may be putting the cart before the horse. The commission was clear on waiting for the 2011 LID Technical Guidance Manual for Puget Sound due in September of this year (see attached)

Action Plan:

1. Gill/Olason/Christensen to prepare **written responses to the technical questions raised at the hearing**
2. Reviewing real incentives such as reduced storm water and application fees and assessments from the District
3. Expedited project review and approval
4. Departures from Public Works for specific in place development standards
5. Density bonuses, lot size reductions, setback reductions
6. Property and storm water District assessment reductions
7. Stormwater facility size reductions
8. Real wetland banking opportunities
9. Evidence of a water quality problem within Birch Bay due to development not animals (testing, data, findings of fact)
10. Fiscal information demonstrating marked reductions in pollution from actual projects (44 projects that were mentioned in the staff report?).
11. Provide justification to the ratepayers for spending \$3.7 million dollars and only doing \$350,000 in actual infrastructure (over a 5 year period).
12. Repair the Characterization Study to account for non-hydric soils and creation of a compensation program for taking property as represented by the study.

After these issues are addressed by BBWARM's Manager Olason, Storm Water, Christensen and others, then the planning commission can either cancel the program or try to patch it together depending on the quality of the response to the community concerns echoed at the hearing last month. Convening a technical committee made up of engineers, soil scientists, wetland scientists, biologists or those with experience in dealing specifically with Birch Bay to evaluate the responses to the issues raised at the hearing does have merit.

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