

Discussion points for Stakeholder Advisory Committee – 12.19.13



Key Issues for the Clark County Stormwater Manual update:

- **Need to meet Department of Ecology requirements in the Phase 1 stormwater permit** - The county is committed to meeting the regulatory requirements.
 - **Low Impact Development is required** – Provide clear and detailed information on the requirements for implementation.
 - **Maintenance and Operations** – One of the key elements of proper stormwater management is ensuring the longevity of the stormwater facilities. Provide clear instructions on how each of the BMPs should be maintained, including a preferred service schedule.
 - **These updates focus on new development or redevelopment projects** – Standards are in place to help design a fully functioning stormwater system.
 - **Other sections of the permit focus on existing facilities** - Ensuring their success through inspections and technical support.
- **Need to simplify the Manual wherever possible** – For better customer service. Easier for county staff to review and easier for customers to understand and use.
 - **Provide forms where possible** – Include forms, checklists and detailed inventories of the items required by applicants to expedite applications.
 - **Clarify the timing of application process and required documents** – There is a great deal of information required as part of the application process. The use of LID will require more information earlier in the planning and design process meaning more potential upfront costs. For applicants that are developers, not builders, this could shift complexity and financial investment earlier in the process.
 - **Update all applicable design details and BMPs** – Staff will review all details and update to ensure that they are accurate with current design and construction practices. Outdated, confusing or duplicative information will be removed. Additional references to other standard details may be included (to reduce redundancy and costs to maintain) such as WSDOT information.
- **Future implementation of the manual program** – The county will need to inform the public about the new changes, impacts to our community and how they can learn more.
 - **Training updates for various audiences** – Develop training and outreach techniques to help guide applicants and landowners through the various aspects of our updated Stormwater Manual – developers, engineers, designers, operators, maintenance staff, business owners, homeowner associations, etc.
 - **Develop a diverse palette of outreach information** – Use a variety of tools to get the message out via web, brochures, fact sheets, handouts, e-newsletters, etc.

WHAT DO THE CHANGES IN THE STORMWATER MANUAL

MEAN TO YOU? *Talking points for some of our community groups – What are your thoughts?*

The stormwater manual is used for a variety of reasons and types of projects. Here are some of the community groups that may be interested in the Stormwater Manual updates:

- **Engineers and site designers** – LID will be the required stormwater management tool so you will need to be familiar with the process to select and design LID BMPs for a site based on feasibility and applicability. You'll need to have a clear understanding of the site features as you starting planning your design including soils, native vegetation, topography, water table, infiltration rates, etc. You may need to collect more technical data earlier in the design process than traditional project design.
- **Developers** – Whether your project is large or small, if you are developing a parcel of land for commercial, industrial or subdivision use, your project will require more planning upfront.
 - The county is proposing a series of maps that could help identify the level of difficulty of stormwater management based on soil types, land features, critical areas, etc. While additional site-specific information will be needed to clearly identify how stormwater runoff is affected, this could be a useful planning tool early in the planning and design phases of the project.
 - Protection of native vegetation – you will be required to retain native vegetation to the extent feasible (as it stabilizes soils, assists infiltration, etc.) on the project site.
- **Home Builders** – Depending on how subdivisions are initially developed your lots may now have restrictions on your layout as you will need to incorporate stormwater infiltration on-site (as opposed to traditional basins). Several tools that could be part of the design may be new to your customers, such as pervious pavements for driveways and walkways, downspout dispersion, or rain gardens. Some of the features may occur on individual lots meant to treat all of the water running off from the lot. Other stormwater features may run to a joint system along a lot line or be placed in the right-of-way. These smaller features will look different than more traditional subdivisions that have been built in our community.
- **Construction contractors** – The requirement for LID features requires that our local contractors understand the current techniques for construction. Protecting soils and LID features will require careful construction planning, staging, and execution. Contractors should attend trainings to learn about specifications and suppliers for materials, as well as the proper construction techniques.
- **Operations and maintenance contractors** – Businesses that provide landscape maintenance will need a clear understanding of how LID features work and how to maintain them to ensure the function and longevity of the feature/facility.
- **Realtors** – You will have new features that will be part of the homes you are selling. Stormwater features could occur on individual lots as opposed to being piped to a separate facility tucked away in the corner of a development. Homeowners may have rain gardens that need to stay in place to care for their lot's runoff, and that may be protected by easements or covenants that need to be disclosed to potential buyers. Some homeowners may like the look of a naturalized garden in their yard whereas other homeowners may want a traditional manicured look.
- **Homeowner's Associations** – These groups are often responsible for maintaining the subdivision's stormwater facilities (old and new). Clear and detailed information will be needed to help them understand their role and responsibility
- **Environmental support group** – The standards that Clark County are proposing equivalent to the Department of Ecology's or better, as applicable to Clark County specific conditions.