



CITY OF BEND

Stormwater Quality

Public Advisory Group Meeting Summary

Thursday, May 3, 2018

9:00 AM – 11:30 AM

Members and City Staff Attending

Todd Cleveland (Deschutes County Environmental Health); tom Headley (Century-West Engineering); Lawrence Klein (Wylder Solutions); Gretchen Palmer (Palmer Homes); Chris Hart-Henderson (Heartscape Designs); Katie Anderson (Bend Chamber); Karna Gustafson (COBA); Brad Mandal, David Buchanan, Wendy Edde, Steve Prazak, (City of Bend)

Key Items Discussed

Welcome and Introductions

- Wendy Edde asked the group to review the previous meeting summary and provide any comments. The PAG had no comments and Wendy will finalize the summary.
- Brad Mandal provided an overview on a recent meeting that he attended with COBA to discuss the stormwater certification process for residential lots; as a result, the City Building Department developed a certification form that was distributed to the PAG members in attendance.
- Karna Gustafson provided a brief overview on the form's intent. The new form allows some flexibility for builders to modify the onsite stormwater design without triggering a plan modification. She provided some examples like, moving a facility 2 feet would not require a site plan modification. If you move it to the other side of the yard, a site plan modification would still be required. She also emphasized that this is not the final solution, just an interim solution. COBA is not for requiring an Engineer and calculations due to costs.
- Wendy heard from the City of Redmond that a builder is stating that the City of Bend is not requiring drainage to be maintained onsite. Redmond is discussing how best to manage SFR runoff as well.
- Karna also brought up that City of Bend Planning Commission is working on some proposed Development Code changes to significantly reduce lot sizes for duplexes, triplexes, and fourplexes. This will complicate stormwater management requirements. She expressed concern that the PAG recommendations will not be completed in a timely enough manner.
Action: Wendy will follow-up with the Planning Commission to request a coordinated approach.

Infill Site Design Within a Built Environment (Case Study)

Chris Hart-Henderson provided a detailed overview on a recent project to highlight some of the challenges faced with redeveloping a single family residential lot.

- They found it more cost effective to replace the house then remodel.
- Modest sized house on an average sized lot.
- Only place to dispose of stormwater was in the front yard, the site was very rocky.
- The new home changed the look of the neighborhood, the lack of a front lawn did not match surrounding homes.
- Had to import soil to construct the swale and that increased construction costs.
- They used permeable pavers to help reduce runoff.

Future of Bend Stormwater Perspectives

Problem Definition Comments

Wendy first gave an overview of the problem definition that was developed by the PAG and incorporated into the draft Stormwater Perspectives document.

- Karna discussed UICs. Considering the main drinking water aquifer is 350 feet below the surface, she suggested that maybe you could incorporate natural drainage paths to infiltrate water and not have to construct stormwater features. (**Action:** Question for clarification—define natural drainage paths (above ground, or underground like lava tubes).
- Katie indicated that a development they manage near the base of Pilot Butte has 5 drywells. Are developments required to look at up-gradient drainage and account for that on their lot? Yes- COSM requires the Engineer to look at runoff from adjoining properties, this also relates to Oregon Drainage Law. From Katie's perspective, managing UICs/drywells long-term is much easier than vegetated facilities.
- Karna asked, "Do we know how Bend drains?" Wendy indicated that generally yes, but we do not have lot specific information since geotech can vary within a lot and our information is more general without a lot of geotechnical studies being required for site development. Karna asked whether there are any grants we could apply for funding to collect some of this information needs? Todd Cleveland indicated that geology on a site can varies widely; you would need to hire a geologist to evaluate the site.

Review Tables

Within the Stormwater Perspectives draft document, Wendy consolidated the previous SWOT exercises into a series of tables and provided an overview of the table layout.

- Katie thought the tables capture our conversations for the last year but has questions on what are the next steps? Wendy would like the PAG to prioritize the tables by the highest priority to the lowest.
- Karna doesn't feel a single family residential owner should be responsible for managing the entire site of their home and would like to see some sort of way to allow homeowners to utilize natural draining areas to manage runoff. Some of the Codes are not clear on what you are allowed to do with stormwater runoff.
- Gretchen Palmer shared that they had a project with a regional swale and did not intend to develop an HOA. But due to this swale they were forced to develop an HOA to maintain the stormwater facilities. They would like to avoid being influenced into having HOAs.
- Katie would like the City to provide more guidance on what is allowed currently especially related to two separate issues: large developments and infill lots.
- Katie recommends having the City study those areas of opportunities and evaluate stormwater drainage needs for the density increase.

- **Action:** Wendy asked the group to continue to review and provide comments on the Stormwater Perspectives draft document over the next two weeks.

Program Updates

Wendy provided the following updates:

- Clean Water Works partner program kicked off on Earth Day. The City has 48 partners this year. Katie included in the information that Wendy had sent out about the program in the Chamber of Commerce's newsletter email.
- The Kids Clean Water Works Video Contest received a half dozen entries this year.
- The City submitted comments on the draft NPDES general permit.
- The City hosted an Erosion Sediment Control training this spring that had 40 attendees, included a hands-on field component, and was well received.
- The City developed two new outreach door hangers: one for Illicit Discharges and the other is for Street Sweeping/ Storm Draining Cleaning access. Katie can include the information in homeowner mailings.
- Save the Date: July 28th is the Upper Deschutes Watershed Council's Deschutes River Cleanup that the City helps sponsor.
- The City is working on creating a one-water training video for restaurants.
- The Utility Department is working on a welcoming brochure for new customers that will contain a small stormwater overview section.

Meeting Check-in

- Wendy – The June 7th Meeting is already scheduled; we will keep that meeting.
- Katie- Recommend that the group meet more often to get the recommendations settled sooner than later.