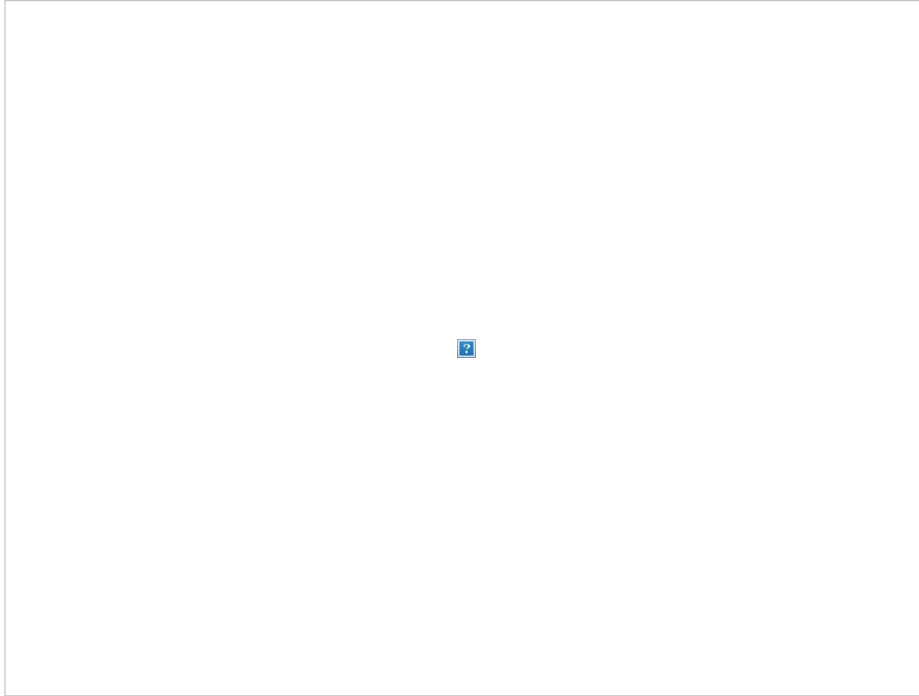


From: [Travis Johnson](#)
To: [Michelle Dawson](#); [Mike Odren](#)
Cc: [Dianna Nutt](#); [Naomi Patibandla](#); [Terry Wollam](#); [April Furth](#); [Mitch Geisler](#); [Andrew Gunther](#); [Eric Golemo \(Egolemo@SGAengineering.com\)](#); [wisnerdan@gmail.com](#); [Jamie Howsley](#); [Seth Halling](#); [Sherrie Jones](#); [Ryan Wilson](#); [Jeff Wriston](#); [Shannon Nashif](#)
Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I
Date: Wednesday, October 9, 2024 4:07:02 PM
Attachments: [image006.png](#)
[image007.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[007 Grading and Erosion Control Plan.pdf](#)
[Closed Depression Code.pdf](#)

Thanks Michelle, I think your image below, the grading plan and the closed depression code that is attached will be all I need to present. There is the email history that is below in this email, thanks for everyone's time in this matter.



Travis Johnson

604 W Evergreen Blvd.
Vancouver, Washington 98660
www.plsengineering.com | (360)944-6519



From: Michelle Dawson <Michelle.Dawson@clark.wa.gov>
Sent: Wednesday, October 9, 2024 3:42 PM
To: Mike Odren <modren@mackaysposito.com>; Travis Johnson <travis@plsengineering.com>
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; Terry Wollam <terry@wollamassociates.com>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>; Andrew Gunther <andrew@plsengineering.com>; Eric Golemo (Egolemo@SGAengineering.com) <egolemo@sgaengineering.com>; wisnerdan@gmail.com; Jamie Howsley <jamie.howsley@jordanramis.com>; Seth Halling <SethH@aks-eng.com>; Sherrie Jones <sherrie@swca.org>; Ryan Wilson <Ryan@wilsonarchitects.us>; Jeff Wriston <jeffwriston@gmail.com>; Shannon Nashif <Shannon.Nashif@clark.wa.gov>
Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I

We were able to move things around to add Travis to the November 7th meeting.

Travis, if you want a presentation it needs to be submitted by early next week to be put on the website.

Sincerely,



Michelle A. Dawson, PE
Engineer III
Development Engineering
COMMUNITY DEVELOPMENT

360.818.3236

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Permit Status: <http://www.clark.wa.gov/publicworks/engineering/status.asp>

From: Mike Odren <modren@mackaysposito.com>
Sent: Wednesday, October 9, 2024 3:31 PM
To: Travis Johnson <travis@plsengineering.com>
Cc: Michelle Dawson <Michelle.Dawson@clark.wa.gov>; Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; Terry Wollam <terry@wollamassociates.com>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>; Andrew Gunther <andrew@plsengineering.com>; Eric Golemo (Egolemo@SGAengineering.com) <egolemo@sgaengineering.com>; wisnerdan@gmail.com; Jamie Howsley <jamie.howsley@jordanramis.com>; Seth Halling <SethH@aks-eng.com>; Mike Odren <modren@mackaysposito.com>; Sherrie Jones <sherrie@swca.org>; Ryan Wilson <Ryan@wilsonarchitects.us>; Jeff Wriston <jeffwriston@gmail.com>
Subject: Re: ENG-2024-00388: Kunze Farms PUD Phase I

All,

What do we currently have on our agenda for November (I haven't seen the agenda)? I'm sure we can devote 10-15 minutes for Travis to present as it appears to be a time sensitive issue. If we don't have time for discussion following his presentation, we can always do that via email per our DEAB Project Specific Review Process.

Thanks!

Mike

Mike Odren, RLA
Landscape Architect, Land Use Planner
Project Manager, Shareholder

o (360) 713-6262
mackaysposito.com



On Wed, Oct 9, 2024 at 2:16 PM Travis Johnson <travis@plsengineering.com> wrote:

DEAB:

Can I present a disagreement with staff associated with closed depressions on the November 7th? County says the agenda is full, but I thought that DEAB was created to help with determinations with issues associated with engineering. As you all know time is critical and we can't wait for December to address DEAB. Can we change the agenda to allow PLS to present on November 7th? Thanks!



Travis Johnson
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From: Michelle Dawson <Michelle.Dawson@clark.wa.gov>
Sent: Wednesday, October 9, 2024 1:58 PM
To: Travis Johnson <travis@plsengineering.com>
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>
Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I

The November 7th meeting is full, otherwise I would have said that there would be time for you on that meeting.

Sincerely,



Michelle A. Dawson, PE
Engineer III
Development Engineering
COMMUNITY DEVELOPMENT

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Floodplain: <https://clark.wa.gov/public-works/development-flood-plains>
Permit Status: <http://www.clark.wa.gov/publicworks/engineering/status.asp>

From: Travis Johnson <travis@plsengineering.com>
Sent: Wednesday, October 9, 2024 1:51 PM
To: Michelle Dawson <Michelle.Dawson@clark.wa.gov>
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>
Subject: Re: ENG-2024-00388: Kunze Farms PUD Phase I

There is a board meeting on November 7th, PLS will attend that meeting, thank you.

Travis Johnson
PLS Engineering
360-944-6519

From: Michelle Dawson <Michelle.Dawson@clark.wa.gov>
Sent: Wednesday, October 9, 2024 1:03:11 PM
To: Travis Johnson <travis@plsengineering.com>
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>
Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I

Travis,

If you want to present this at DEAB it looks like you would be able to get 10-15 minutes in the Decembers meeting.

If you want to get on the schedule please provide a header for the discussion to be added to the agenda. Also, provide any presentation material ahead of time.

Sincerely,



Michelle A. Dawson, PE
Engineer III
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Permit Status: <http://www.clark.wa.gov/publicworks/engineering/status.asp>

From: Travis Johnson <travis@plsengineering.com>
Sent: Wednesday, October 9, 2024 11:53 AM
To: Michelle Dawson <Michelle.Dawson@clark.wa.gov>
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>
Subject: Re: ENG-2024-00388: Kunze Farms PUD Phase I

Can we bring this up with DEAB? This decision is not meeting the plain language of the code.

Travis Johnson

PLS Engineering

360-944-6519

From: Michelle Dawson <Michelle.Dawson@clark.wa.gov>
Sent: Wednesday, October 9, 2024 11:45:09 AM
To: Travis Johnson <travis@plsengineering.com>
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>
Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I

Travis,

I have discussed this with other staff at the County. An analysis of the closed depression, including drainage basins and modeling is required for this development. While you are not proposing surface discharge to the closed depression your infiltration facilities are still within this basin, and this does not exempt you from this analysis.

I don't see what benefit a meeting on this would serve as we would be telling you that the closed depression analysis is needed.

FYI for the closed depression, the drainage basin needs to look at the whole basin that can drain to the closed depression, not just the extent of the development.

Sincerely,



Michelle A. Dawson, PE
Engineer III

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Permit Status: <http://www.clark.wa.gov/publicworks/engineering/status.asp>

From: Travis Johnson <travis@plsengineering.com>

Sent: Thursday, October 3, 2024 12:20 PM

To: Michelle Dawson <Michelle.Dawson@clark.wa.gov>

Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>

Subject: Re: ENG-2024-00388: Kunze Farms PUD Phase I

For Phase 1 we are not routing flows into the closed depression. Maybe we can meet, but I'd like to include the county manager in this meeting if at all possible.

Travis Johnson

PLS Engineering

360-944-6519

From: Michelle Dawson <Michelle.Dawson@clark.wa.gov>

Sent: Thursday, October 3, 2024 12:05:59 PM

To: Travis Johnson <travis@plsengineering.com>

Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>

Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I

Travis,

I do not agree that Case 1 is not applicable, and I will be requiring you to provide modeling demonstrating that the closed depression and filling of it will not adversely impact your development and neighboring properties.

Sincerely,



Michelle A. Dawson, PE
Engineer III

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Permit Status: <http://www.clark.wa.gov/publicworks/engineering/status.asp>

From: Travis Johnson <travis@plsengineering.com>

Sent: Wednesday, October 2, 2024 6:43 PM

To: Michelle Dawson <Michelle.Dawson@clark.wa.gov>

Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Mitch Geisler <Mitch@plsengineering.com>

Subject: RE: ENG-2024-00388: Kunze Farms PUD Phase I

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Michelle, I've seen the previous aerials and if you look at the '96 aerial there is also water in this same area. A closed depression analysis is only warranted when you are contributing runoff to the closed depression, Jennifer Reynolds agreed with this the last time this was discussed. Below are the three scenarios when a closed depression is required, **none** of those cases apply. We are cutting all the flows off from this closed depression and routing them to infiltration facilities, we are not routing runoff to the closed depression. However, we will detail in the report how we comply or if we don't comply, we will update the plans so that we do comply. I am pleased you included **Dianna Nutt**, it's important to me that she has a firm understanding of closed depressions.

Case 1 – No Pre-Development Overflow from Closed Depression Using an approved continuous flow model, the 100-year storm ***flow from the TDA is routed into the closed depression***, using only infiltration as outflow. Under this scenario, there is no overflow from the closed depression. Determine the pre-development (existing conditions) high water level. The post-development high water level, assuming full build-out of the contributing watershed, shall be no more than 0.1 feet higher than the pre-development level, unless the development has acquired ownership or discharge rights to the closed depression. Absent ownership or discharge rights, excavate additional storage volume in the closed depression (subject to all applicable requirements, for example, access rights and providing a defined overflow system) or in an upland area, as needed to achieve the development's contribution to the 0.1-foot maximum water level increase standard.

Case 2 – Pre-Development Overflow from Closed Depression Using an approved continuous flow model, the 100-year storm ***flow from the TDA is routed into the closed depression***, using only infiltration as outflow. Under this scenario, pre-development runoff causes overflows from closed depression. For this scenario, the performance objective can be met by excavating additional storage volume in the closed depression such that no overflows occur, subject to all applicable requirements. Alternatively, an appropriately designed flow control and overflow structure can be provided, meeting the standards of Minimum Requirement #7.

Case 3 – Pre and Post-Development Overflow from Closed Depression The 100-year recurrence interval storm runoff from an approved continuous hydrologic model ***from the TDA to the closed depression is routed into the closed depression*** using only infiltration as outflow, and both pre-developed and developed conditions cause overflow to occur. The closed depression must then be analyzed as a detention/infiltration pond. The required performance, therefore, is to meet the runoff duration standard specified in Minimum Requirement #7 (Book 1, Section 1.5.7), using an approved continuous flow model. This will require a control structure, emergency overflow spillway, access road, and other design criteria. Also, depending on who will maintain the system, it will require placing the closed depression in a tract dedicated to the responsible party.



Travis Johnson

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From: Michelle Dawson <Michelle.Dawson@clark.wa.gov>

Sent: Wednesday, October 2, 2024 6:21 PM

To: Travis Johnson <travis@plsengineering.com>

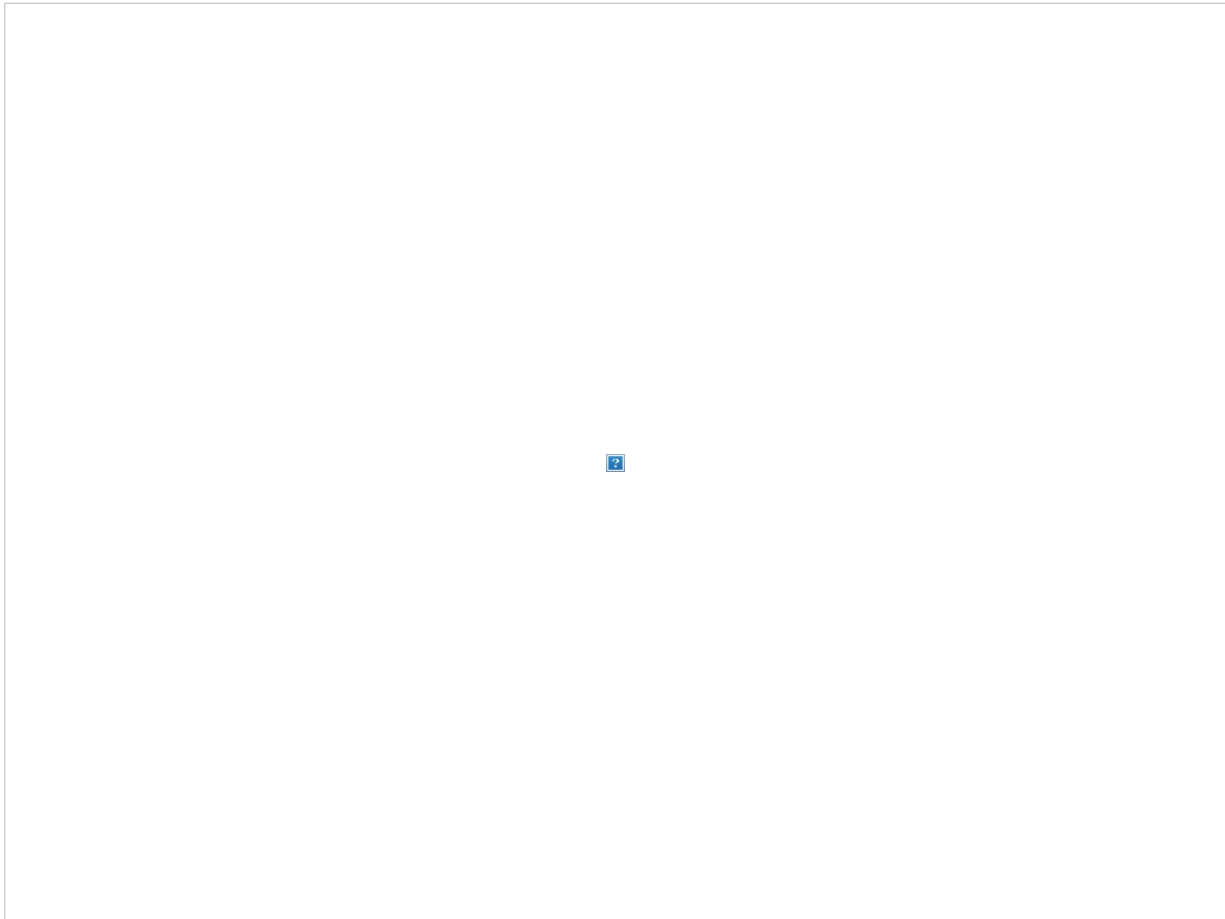
Cc: Dianna Nutt <Dianna.Nutt@clark.wa.gov>; Naomi Patibandla <Naomi.Patibandla@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>

Subject: ENG-2024-00388: Kunze Farms PUD Phase I

Travis,

The TIR you provided for this project states "... According to the landowner, this low-lying area does not typically retain water during usual storm events..." with regards to the closed depression and you conclude that a closed depression analysis is not warranted.

However, a search of aerial images, including the 1996 flood and as recent as May 4, 2017 show ponding in this area:



A closed depression analysis demonstrating no adverse impacts on neighboring properties and proposed lots is required before any engineering plans can be approved in this subdivision.

Sincerely,



Michelle A. Dawson, PE
Engineer III

Development Engineering
COMMUNITY DEVELOPMENT

360.818.3236

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