

From: [Eric Golemo](#)
To: [Greg Shafer](#); [Jenna Kay](#); "[Daniel Wisner](#)"; NFlagg@clarkpud.com; "[Terry Wollam](#)"; Andrew@plsengineering.com; "[Don Russo](#)"; "[Don Hardy](#)"; "[James Howsley](#)"; "[Mike Odren](#)"; "[Jeff Wriston](#)"; "[Nelson Holmberg](#)"
Cc: [Ali Safayi](#); [Dianna Nutt](#)
Subject: RE: SMP Follow-up from July DEAB Meeting
Date: Tuesday, August 4, 2020 12:02:09 PM

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I don't recall who made these comments. But below are my recollections and thoughts.

On 1, perhaps it was redundant to critical area regulations already in place. I believe there may also be a difference in tract requirements of Urban vs Rural. Urban typically requires a tract. Rural doesn't and actually would make lots non-conforming. Instead, a conservation covenant is used. They should match.

On 2, perhaps it was more stringent than necessary,. Many times storm facilities are integrated in the buffers and can even provide habitat enhancements. The outer 25% seems less significant than the quality of the buffer. For example, storm facilities in low quality buffers are typically allowed and do not degrade function. Facilities in high quality vegetated buffers could require removal of vegetation and habit and are typically avoided or require mitigation. The 25% is arbitrary and not based on best available science the goal is to maintain or enhance function. Again, they should be treated the same as in the wetland code.

Other members, feel free to chime in with additional info.

Sincerely,
Eric

[Eric E. Golemo, PE](#)
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From: Greg Shafer <Greg.Shafer@clark.wa.gov>
Sent: Tuesday, August 4, 2020 11:22 AM
To: Jenna Kay <Jenna.Kay@clark.wa.gov>; egolemo@SGAengineering.com; Daniel Wisner <Dan@OspreyHomes.com>; NFlagg@clarkpud.com; 'Terry Wollam' <terry@wollamassociates.com>;

Andrew@plsengineering.com; Don Russo <drusso.par@gmail.com>; Don Hardy <Don.Hardy@abam.com>; James Howsley <Jamie.howsley@jordanramis.com>; Mike Odren <mikeo@olsonengr.com>; Jeff Wriston (jeffwriston@gmail.com) <jeffwriston@gmail.com>; Nelson Holmberg <nelson@swca.org>

Cc: Ali Safayi <Ali.Safayi@clark.wa.gov>; Dianna Nutt <Dianna.Nutt@clark.wa.gov>

Subject: FW: SMP Follow-up from July DEAB Meeting

Certainly Jenna, thanks much for your follow up.

Eric, Et al, FYI per below from Jenna.

Thanks,

Greg

From: Jenna Kay <Jenna.Kay@clark.wa.gov>
Sent: Tuesday, August 4, 2020 7:26 AM
To: Greg Shafer <Greg.Shafer@clark.wa.gov>
Cc: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Subject: SMP Follow-up from July DEAB Meeting

Hi Greg,

Could you please share the below information with DEAB as follow-up to last month's discussion on the Shoreline Master Program (SMP)?

Hello DEAB!

I am following-up on two items that we discussed during your July 9, 2020 meeting related to the Shoreline Master Program (SMP).

1. **There was a question about the best available science guidance/documents on why urban plat exceptions to placement of wetlands and wetland buffers in a nonbuildable tract in CCC 40.450.030(E) don't apply in the Shoreline Management Area.**

Shoreline Management Act statutes and guidance requires that shoreline master programs apply an avoidance and minimization sequence approach. In talking with Ecology, they are concerned about activities on residential lots extending into wetlands and wetland buffers and have witnessed encroachment without a permit as a frequent issue.

2. **There was a question about stormwater facilities being limited to the outer 25% of a wetland buffer. Below please find some resources related to that requirement:**

- Wetland Guidance for CAO Updates: Western Washington Version (June 2016): <https://fortress.wa.gov/ecy/publications/summarypages/1606001.html>. Stormwater facilities is mentioned on p. 26 of the document; p. 32 of the pdf.
- Much of the additional wetlands guidance is in [Wetlands in Washington State – Volume 1:](#)

[A Synthesis of the Science](#) (2005) and [Wetlands in Washington State – Volume 2: Guidance for Protecting and Managing Wetlands](#) (2005). Stormwater management begins on p. 8-22 of volume 2.

- The Ecology webpage also provides a list of best available science documents they rely on in developing their wetland guidance documents: <https://ecology.wa.gov/Water-Shorelines/Wetlands/Tools-resources/Best-available-science>

Hope this information is helpful. As a reminder, the Planning Commission has a hearing on August 20. You are welcome to provide oral testimony at the hearing or submit written comments beforehand.

Regards,
Jenna



Jenna Kay
Planner II
COMMUNITY PLANNING

564.397.4968



From: [Jenna Kay](#)
To: [Krisgano](#)
Subject: RE: Clark Co shoreline review
Date: Wednesday, August 5, 2020 1:38:00 PM

Hi Kris,

Thanks for your question. We are updating the shoreline map along Lacamas Lake to include the current 100-year floodplain boundary. This will impact some properties along the eastern side of the lake. In the image below, I have outlined the areas that would be impacted by the map update.



If you would like more detail, or for me to check if this would impact your property, please either send along your address or give me a call and I can double-check for you. I can be reached at 564.397.4968.

Regards,
Jenna



Jenna Kay
Planner II
COMMUNITY PLANNING

564.397.4968



-----Original Message-----

From: Krisgano <krisgano@comcast.net>
Sent: Wednesday, August 5, 2020 1:31 PM
To: Jenna Kay <Jenna.Kay@clark.wa.gov>
Subject: Clark Co shoreline review

CAUTION: 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.

I live near Lacamas Lake and see that something is being reviewed concerning the lake. "correct the shoreline jurisdiction boundary near Lacamas Lake". I want to be sure this doesn't affect my property.

Could you please tell me what this involves?

Thank you,
Kris

Kristine (Morasch) Gano
(360) 521-7744