

GRAYS HARBOR COUNTY

**South Coastal Flood Hazard Management Plan Advisory Committee
Meeting Notes**

MEETING #1

4/16/96

GRAYS HARBOR COUNTY
South Beach Flood Hazard Management Plan
Public Meeting April 16, 1996
Meeting notes by William E. Derry
DRAFT

ATTENDEES:

Ron Bashon, WSDOT	Mike Hitchell(sp), Westport
Ernie Shumate, WSDOT	Tony Lami, Grayland Drainage District
Greg Barnes, WSDOT	Ernie Walls, Property Owner
Ronnie Redmond, Property Owner	Keith Thurman, Property Owner, Developer
Mark Otterby, Property Owner	Cindy Becker, Property Owner, Land. Arch.
Lee Hansman, G.H. Public Planning Dept.	Kevin Varness, G.H. Public Works
William E. Derry, CH2M HILL	

The agenda for the meeting is attached. The agenda was followed. The meeting began at 10:10 and ended at 12:05.

Kevin began the meeting with an introduction explaining the project and providing some background from the Grayland project.

Bill presented additional detailed background about the project as outlined in the agenda. An outline of Bill's presentation is also attached. There was substantial discussion regarding specific drainage problems and potential solutions. The recommendation of the Grayland plan to take drainage to the ocean was questioned due to the significant effort required to maintain ocean outfalls. Bill explained the reasons for the recommendation and that each site must be analyzed individually. Kevin and Ron explained that the solutions recommended in the report were selected by the local community.

Group comments on drainage system:

There was agreement that SR 105 (east-west) has historically been the divide between waters flowing north toward Westport and waters flowing south into the Grayland drainage district. There are three culverts under SR 105 but the direction of flow is not clear. The area is very flat and under differing storm conditions and depending on recent beaver activities, the water can flow either direction.

Alterations to the drainage system in the vicinity of Fake Lake may be contributing to localized flooding conditions. In particular, there is a large area upstream that has been recently cleared and graded. The grading has been done in the stream channel with creation of large open pond areas and placement of culverts. These changes may be affecting downstream flooding. Some residents have stated that the new culverts at the outlet of Fake Lake are too high.

In 1995, the City of Westport cleaned the main channel from the bay to Ocean Avenue. They have budgeted funds and intend to clean the channel from Ocean Avenue to Fake Lake in 1996. The City representative stated that the City has an easement for this. The

City also excavated the drainage channel from Dune Haven north to Ocean Avenue and the State Park boundary. State Parks would not allow the City to continue the ditch across State Park property.

There is a 12" culvert under Pleasant Valley Road along the western branch of the main drainage channel that may be undersized.

Additional details regarding the drainage system were sketched on the aerial photograph.

Group Comments on Drainage and Flooding Problems

Problem flooding areas were sketched on the aerial photo. They consist of several types. West of SR-105 there are low areas behind the dunes that have restricted outlets for drainage due to the accretion of sand. In most cases these are in undeveloped areas or result in nuisance type flooding of yards. There are several areas of ponding along SR-105 as shown on the aerial photo. Portions of the State Park on both sides of the highway flood. The area around Fake Lake and immediately above Fake Lake experience flooding. One house approximately 100 yards above Fake Lake flooded in the winter of 1996.

The group agreed that the highway flooding is the top priority for the area. The house above Fake Lake and the restroom facility in the State Park west of the highway are the only structures known to flood. The rest of the flooding is more in the nuisance category.

There was a suggestion that excavation of ponding areas west of the highway would allow for storage of the flood waters, provide fill material to elevate surrounding properties above the flood plain and could create wetland habitat.

Most agreed that if the highway flooding and the flooding near Fake Lake is solved, the remaining problems would either be solved or would be tolerable to residents.

There was recognition that there is very limited funding and that major construction projects are not likely.

There was a general discussion about what the plan can realistically accomplish. There was recognition that although there will not be large amounts of funding for construction projects, solutions to the highest priority issues are likely and that a plan is necessary for any solution and to be eligible for outside funding.

Committee

Bill recommended that the attendees be used as an advisory committee. We will use the sign-up sheet as a mailing list for future meetings. One additional public meeting and 3 to 5 committee meetings are anticipated. The group was asked to mention the project to friends and neighbors. Meetings are open to all and additional participants are expected for future meetings.

DEPARTMENT OF PUBLIC SERVICES

P. O. BOX 511
MONTESANO, WASHINGTON 98563-0511
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MICHAEL F. DANIELS
DIRECTOR

GRAYS HARBOR COUNTY
STATE OF WASHINGTON

**SOUTH BEACH FLOOD HAZARD REDUCTION PLAN PHASE II
ADVISORY COMMITTEE MEETING
APRIL 16, 1996 10:00AM**

Public Works

Russ Esses, Co. Engineer
P. O. Box 511
Montesano, WA 98563
Phone: 360-249-4222
Fax: 360-249-3203

I. Introductions

II. Goals for today

- A. Develop positive working relationship with Advisory Committee
- B. Refine the understanding of local drainage issues (i.e. extent, frequency, and duration of flooding).
- C. Refine the Advisory Committee's understanding of drainage related options, their costs, limitations on available funding and alternative funding sources.

III. Scope and schedule of project

IV. Define the role of the Committee

V. Begin to understand and define the issues or problems to date

A. Areas of flooding

B. Contributing factors to flooding problem

VI. Funding sources

A. Existing Sources

B. Alternative Sources

VII. Group discussion and overall comments

VIII. Goal for the next meeting

IX. Adjourn

Planning & Building

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1 **South Beach FHRP**
First Public Meeting, April 16, 1996

2 **Introductions**

- ◆ Purpose
- ◆ Agenda
- ◆ Everybody, identify interest and role

3 **Goals for Project**

- ◆ Plan to reduce flood hazards
- ◆ Community driven plan
- ◆ Cost effective solutions
- ◆ Prevent future problems
- ◆ Achieve Support
- ◆ Maximize outside funding

4 **Goals for Today**

- ◆ Develop positive working relationship
- ◆ Identify major flooding problem areas
- ◆ Identify committee participants

5 **Scope**

- ◆ Area of plan
- ◆ Comprehensive plan
 - understand system
 - prevention
 - maintenance
 - construction
 - mitigation
 - funding
 - environmental consequences
- ◆ Gather and analyze information
 - field survey drainage
 - calculate flows, channel capacity and flooding
- ◆ Identify and evaluate options
- ◆ Work with citizens to select preferred plan
- ◆ Prepare plan document

6 **Schedule**

- ◆ Complete by end of 1996
- ◆ One additional public meeting
- ◆ Public hearing for adoption

7 *Role of Committee*

- ◆ Advisory to Public Works
- ◆ 3-5 meetings

8 *Flooding Problems*

- ◆ Areas of flooding
 - State Park
 - SR-105
 - Fake Lake
 - others?
- ◆ Contributing factors
 - flood plain, FEMA
 - wetlands
 - channel capacity
 - lack of drainage system
 - growth, filling
 - others?

9 *Funding Sources*

- ◆ Existing
 - County taxes
 - County Road Fund
 - Drainage District
 - State funds (FCAAP, PWTFL)
 - Federal funds (FEMA, Corps)
- ◆ Potential Funding Sources
 - County (SWM utility, FCZD)
 - ULID
 - others

10 *Group Discussion*

- ◆ Problems, causes, solutions
- ◆ Others?
- ◆ Committee volunteers

11 *Goal for Next Meeting*

- ◆ Refine understanding of problem areas
- ◆ Identify potential solutions
- ◆ Refine goals
- ◆ Provide additional information on funding options, regulations and causes of flooding

12 *Adjourn*

GRAYS HARBOR COUNTY

**South Coastal Flood Hazard Management Plan Advisory Committee
Meeting Notes**

MEETING #2

12/6/96

South Coastal Flood Hazard Reduction Plan Advisory Committee Meeting Notes

MEETING #2

ATTENDEES: See Attachment A
COPIES: File
NOTES TAKEN BY: Teresa J. Platin
LOCATION: Westport City Hall
DATE and TIME: December 6, 1996, 1:00 p.m.

Agenda

- 1:00 - 1:25** **Introductions**
- Kevin Varness: Background of Project
 - Bill Derry: Background, Scope, Summary of First Meeting
- 1:25 - 2:00** **Modeling**
- Teresa Platin: Hydrologic Analysis Variables, Limitations, Results
 - Group Discussion: Calibration (actual observation of main channel flow levels and recurrence intervals)
- 2:00 - 2:15** **City of Westport Comments/Concerns**
- Fred Chapman
- 2:15 - 2:45** **General Discussion/Consensus Building**
- Update of Problem Areas on Aerial Photo Work Board
 - Group Discussion

Modeling Calibration Discussion

Reach designations correspond in general to the delineated basins and defined reaches from Teresa's modeling data. The presentation graphic showed uncalibrated modeling results for a sample cross-section in each of the Reaches 2, 3 and 5 (see Attachment B, reduction of presentation graphic).

"Reach 2"

Just north of the SR 105 Spur, by the condominiums (south of Chehalis, west of the highway). Overtops yearly. It is about 5 to 6 feet deep in the slough near either Dick or Hugh's house (Grayland residents).

Newell Street. The water goes up to and over the road.

Two blocks south of Newell, the water in the channel overtops yearly.

Pacific Ave. Over the road twice in the last 20 years. Since the tidegates were redone, the group hasn't noticed flooding.

Ocean Ave. Over the road twice in the last 20 years. Since the tidegates were redone, the group hasn't noticed flooding.

Bonge Ave. Flooding at SR105 and other locations along Bonge.

"Reach 5"

Constantly over the channel! With closure of the tide gates every 6 hours, Winter Creek functions as a retention system. During low flow tide cycles, the channel does drain.

General

From the group's comments, it is evident that the results of the model are underestimating actual conditions. This is most likely due to the fact that there is no backwater analysis to reflect the times when the tide gates are closed. Based on the modeling results, it is likely that the conveyance capacity is not a problem; more likely, the volume of water being stored and the infrequency with which the gates open should be addressed.

City of Westport Comments/Concerns

According to Fred Chapman, the City of Westport has its "hands full" with stormwater this time of year. The open ditches (Winter Creek and laterals) are viewed as retention units, and should be expected to hold water and/or flood between the 500- and 100- year floodplains. Fred voiced the City's concerns about channeling additional water from south of Westport through the tide gates (apparently, Winter Creek and the tide gates receive runoff from the basin north of the SR 105 spur). Homes close to Winter Creek would be adversely impacted by more water. He has some analysis by WSDOT that shows that a retention basin and upgraded diversion would be necessary. Westport also has significant water quality concerns, especially in terms of septic field cross-contamination of their water supply aquifer system.

Fred pointed out (and the group concurred) that their used to be a drainage ditch from the State Park, running through Roberts Ranch that discharged above the South Tide Gates, into the Elk River Estuary. Fred thinks that using this ditch should be considered, rather than running water up through Westport.

The City owns 10 acres near the tide gates. This area with low value wetlands may have some potential for retention/detention (pending an evaluation of the groundwater levels in

the area of the deflation plain, a wetland impact determination, ultimate City approval, etc.).

The most significant road damage within the City limits was a softened road bed. The other flooding amounts to "puddles".

About the City's tidegates: There are two 48" gates, 8 years old. They are in good condition and functioning well. It cost \$680,000 for the entire tide gate system, according to a City representative. There is another tide gate at the airport.

General Discussion/Consensus Building

Flooding Problem Areas (as determined by the group)

- The SE corner of the intersection of Chehalis and SR 105
- Twin Harbors State Park (restrooms and transfer stations)
- The vicinity of Fake Lake
- Bonge Avenue (SR 105 between mile marker 28 and 29)
- South of the SR 105 Spur: major shoulder flooding
- Other spots, marked on the aerial photo work-board. This has been transcribed into Attachment C.

It was the consensus of the group that the major concern was to eliminate the flooding south of the SR 105 spur, along SR 105. *It should be noted that representatives of the Fake Lake area and other potential areas in need of attention were not in attendance at this publicly advertised meeting.*

Solution Ideas from the Group

A transmission-main project is planned on Chester (approx. 1 mile south of the SR 105 spur). There may be a potential area for stormwater drainage work within the right-of-way. Could we discharge through here with a hydraulically activated gate?

There is a natural open channel down the south side of the SR 105 spur, leading to the estuary. This may bear further investigation. (Note: Anderson/Middleton owns most of that "swamp property").

Look at the culvert elevations and sizes, they could be the limiting agents. This suggestion was brought up during the discussion of Newell Avenue flooding.

It may be possible to reduce area flooding by replacing the existing tidegates with lightweight gates.

General Information

Rainfall was 10" + in October (NOV?) usually, the average is 6". A record of rainfall amounts can be obtained from Mike Kitchell (City of Westport).

The State Park's east side restrooms and the one just next to the highway are connected to the City sanitary system. The restroom that floods all the time is not connected.

The breached dike has not yet been fixed.

ORGANIZATION: SBFHRP

DATE 12/4/96

Att. A

NAME	AGENCY OR INTEREST	ADDRESS	PHONE
Lee Hbrsmann	CHCPS	F03 511 Montesano WA	360-29-4022
Teresa J. Platin	CH2M HILL	PO BOX 91500 Bellevue, WA 98009-2000	(206) 453-5000 (X 5235)
William E. Derry	CH2M HILL	"	"
Ron Bashon	WA STATE D.O.T.	4861 OLYMPIA HWY. ABERDEEN, WA 98520	360-533-9346
Jenifer Young Sadraske	CH2M HILL	PO BOX 91000 Bellevue 98009-2050	206/453-5000
GREG BARNES	CITY OF WESTPORT STREET DEPT	PO BOX 505 WESTPORT WA 98591	(206) 268-9091
Michael Kitchell	CITY OF WESTPORT WASTEWATER DEPT	P.O. Box 505 Westport 98545	(360) 268-0512
Ray Phillips	City Water Supt.	" "	360, 268-9865
Mark Otterby	Real Estate Agent Consultant	P.O. Box 1161 Westport	360-268-5050
Fred Chapman	CITY OF WESTPORT	P.O. Box 505 WESTPORT WA 98545	360-268-0836
HUGH CRANE	GRAYLAND	102 WIND SAND	360 268 0522
DICK HARPER	GRAYLAND TOWNSHIP MAYOR 29	4902 STATE HWY 150	360 268-9369
MIC TOWNE	CITIZEN	2601 S. FORREST	268-9419
KEVIN VARNES	CH. CO	P.O. 1302 511 MONTESANO, WA 98563	360-299-4222

GRAYS HARBOR COUNTY DEPARTMENT OF PUBLIC SERVICES

Meeting #2 - Attachment A

GRAYS HARBOR COUNTY

**South Coastal Flood Hazard Management Plan Advisory Committee
Meeting Notes**

MEETING #3

2/20/97

South Coastal Flood Hazard Reduction Plan Advisory Committee Meeting Notes

MEETING #3

ATTENDEES: See Attachment A

COPIES: File

NOTES TAKEN BY: Teresa J. Platin

LOCATION: Westport City Hall

DATE and TIME: February 20, 1997, 1:00 p.m.

Agenda

- 1:00 - 1:20** **Introductions**
- Kevin Varness: Background of Project
- 1:20 - 1:45** **Description of Known Flooding Areas**
- Bill Derry: Overview of Project Map; Nature of Known Problems; Challenges in the Project Area
- 1:45 - 2:30** **Record of Additional Flooding Areas**
- Bill Derry/Teresa Platin: Group Participation
- 2:15 - 2:45** **Tentative Solution Ideas**
- Teresa Platin: Case-by-Case Solution Possibilities and Limitations (for problem areas recorded at previous meeting); Group Solutions
- 2:45 - 3:00** **Preliminary Discussion of Policy Issues and Funding**
- Bill Derry: Federal, State and County Permits; Funding Options; Potential Obstacles

Land Owner Representation (See Attachment A for Names and Addresses)

- Cohasset Dunes
- Bonge Road
- SR 105 (north of St. Park)
- South Hoquiam
- Windsand (Grayland)
- South Aberdeen
- Olympia Street
- South Forrest
- View Ridge Drive
- Ocean Way
- SR 105 (in Grayland)
- Salt Aire Shores
- Chehalis Street
- Great Dane Lane
- Grey Gull Lane

Description of Known Flooding Areas

Bill oriented the group with the map, pointing out major roads and Fake Lake (Cohasset Lake). He explained that this was a topographic map, and that the known flooding areas were marked in pink highlighter. He also discussed some of the difficulties encountered in deriving solutions to the flooding, including the flatness of the land, prevalence of wetlands, topographic constraints from the sand dunes, accretion of the shoreline, and funding and maintenance issues.

The group participated by providing historic conveyance route information. For example, there was (and may still be) an interdunal channel conveying water north through Westport, and through the dunes near the lighthouse, and/or to the north tidegates. Notes were made on the roll plot to record this information.

Record of Additional Flooding Areas

Comments from the group were recorded in orange highlighter on the roll plot. They are listed here, but the roll plot should be consulted for details.

- Intermittent flooding on SR 105 between Bonge Avenue and Schafer Road. Water reportedly covers 1/2 the road (width) at times, with ponding predominantly on the west side.
- On the West side of SR105, to the South, there is a 36" culvert with a CB cleanout. The ditch line rises and the water can't pass.
- House located at southeast corner of Schafer Road/SR 105 intersection. Flooding in garage and beneath house.
- Interdunal area, starting south of Bonge Avenue and extending north of Schafer Road. (Check map to be sure that Marvick property on Windsand Lane W. is included. Mrs. Marvick reports that surrounding neighbors have all filled, and her property is now a depression that receives the runoff).
- West side of SR 105, from Schafer Road north to Chehalis Avenue West. There is an intermittent ditch that needs to be cleaned. There is intermittent flooding of the road and side along this reach. Near Chehalis Avenue West, a land owner pointed out that his septic drainfield and yard are flooded in this area.
- Many residents of the Cohasset Dunes area were present at the meeting. They reported widespread flooding throughout the interdunal area, including Great Dane Lane, Cohasset Dunes Lane West, an unnamed private drive, and Grey Gull Lane. A landowner on between Great Dane Lane and Cohasset Dunes Lane West reported that he has been pumping floodwater around the clock for the past month. He takes it out across Great Dane Lane and into a containment pond to the north. The group reported that Grey Gull Lane has been almost entirely flooded, with up to 2 feet of water submerging the roadway.
- Two lots along the main channel (in the vicinity of Station 117+00) experience property flooding and water beneath the houses. One address is 1814 South Olympia Street.

-
- Channel maintenance is needed along the main channel, between Stations 113+00 and 110+00. The water moves well through the 24" poly culverts beneath Melbourne Street (Station 113+32 to 113+97). It is sluggish and deep through the channel. Field observation indicates that this may be having an impact on the Power's flooding (B-Line Ditch, Station 1+00).

Tentative Solution Ideas

Teresa explained that the solutions she was presenting (for previously identified flooding areas) were extremely conceptual, and would require more examination for feasibility, desirability and cost. She discussed each area briefly, and outlined possible conveyance routes for the removal of flood waters. Some locations would require other solutions, such as elevating structures, pumping, or berming. A few locations, such as K1/K2 (Apple Maggot) will require more investigation before a tentative solution is developed.

The group provided information that may help in refining the solutions. In particular, the following notes were taken.

- Site F (Twin Harbors State Park Restrooms): State Parks has talked of replacing the abandoned culvert in this location, and conveying the water out through the dunes.
- Site G (SR 105 intersection with Schafer Road): There is a pump presently in use. A collection system was put in, and they are getting groundwater and good flow to the north.
- Site L (Powers' house, on the B-Line Ditch): The Powers were told by the County that they could not elevate their house. Teresa will look into this and see if a permit can be issued. Teresa to call the Powers to discuss.

Preliminary Discussion of Policy Issues and Funding

Bill explained that any attempts to alleviate the flooding would likely involve Federal, State and/or County permitting issues. These permit requirements are enforceable, and may be difficult to meet.

The group suggested that a Notice of Intent should be posted/mailed for all building permits. The County presently requires this only for sub-development construction. Bill commended this suggestion and used it as an example the type of policy changes that might help improve conditions.

In terms of funding, there are generally 3 non-private sources for improvement projects.

1. Taxes - The County has many drainage problems, and the taxes don't go far to solve them.
2. Road Maintenance funds from the County/State - these are generally used only where safety is impaired by the flooding.

-
3. Grants and Loans - the Flood Control Assistance Account Fund (FCAAP) is available to government agencies (not individuals). This can be used in a 50/50 local match for maintenance activities.

It is important to remember that even government-built fixes, such as a channel through the dunes will require MAINTENANCE. There could also be an obstacle if a landowner refuses to join in the solution and allow construction on his/her property.

Often, solutions will require private funding, through one of these 2 mechanisms.

- Local Improvement District (LID) - this is a one-time fund set up to pay for the improvement with private funding from those benefiting.
- Drainage District - this becomes an established entity to implement and maintain improvements, with the collection of annual (or monthly, etc.) private revenues from those benefiting.

Bill advised the group that there are some bottom-line considerations that they should be making.

- How bad are your problems?
- What is it worth to you to have them fixed?
- How cheaply could you implement your own solution (with the proper permits, if needed)?

General Information

- For the first time in the group's memory, the stormwater crossed Great Dane Lane and flowed to the North.
- There is no culvert beneath Cohasset. Water crosses the road.
- Water historically flowed north from the Twin Harbors State Park, past the County line and out to the ocean (pipe through dunes). Not sure who built/maintained it. There is a ditch under Ocean Avenue that discharges onto State property, and a split off section of ditch that takes the water to a tide gate. The Coast Guard may have old photos.
- East of SR 105 and Forrest (South of Cohasset), there is an area that will be developed with about 10 houses. It is presently being filled. The County has declared that this is not a wetland. The group thinks that it is. Kevin and Lee report that both this development and the person filling the Cohasset Dunes lot have been instructed that they must be in compliance with what the group (we) are doing.
- The group suggested that County Planning Department representatives be present at the next meeting. They would like to see Ken Kimera and Mike Daniels, as well as some County Councilpersons.

ORGANIZATION: 2571

DATE 2-27-91

NAME	AGENCY OR INTEREST	ADDRESS	PHONE
VICKY GRASSL	PROPERTY OWNER	805 COHASSET	206 257-6432
DAVID MASCARENAS		SAME	
TOR LAURITZEN	PROP. OWNER	931 COHASSET POB 1637	360 2689931
KATHLEEN THOMAS	"	945 " POB 272	360-2897737
ELAINE KAKIV	"	655 Aberdeen (PO 2500)	360-268-9047
Richard Markko	South Beach Coast	P.O. Box 60 Grayland	360 6452940
J. Kelley Luntz		1125 105	267-4615
Deborah Luntz		1125 165	267-4615
Pearl Wilson	Realtor	P.O. Box 295 GRAYLAND	267-3234
GILMAN BOUCHER	PROPERTY OWNER	214 111 Hequiam	538-2990
Robert Hammi	" "	P.O. BOX 766 WESTPORT	268-1928
Bob & Ann Locks	" "	1354 SANDY IX GRAYLAND	267-2962
MILT TOWNE	" "	2601 S. FORREST	268-9419
DONNA POWERS	" "	233 CHEHALIS ST	268-9888
JOHN MURPHY	PROPERTY OWNER	1895 So. FOREST	268-0569

Att. A

GRAYS HARBOR COUNTY DEPARTMENT OF PUBLIC SERVICES

Meeting # 3 - Attachment A

ORGANIZATION:

DATE

NAME	AGENCY OR INTEREST	ADDRESS	PHONE
JR COLLITT	PROPERTY OWNER	2771 FOREST S. WESTPORT	268-1335
THOMAS D. THURMAN	PROPERTY OWNER	P.O. Box M Westport	268-9556
FRED SMITH	" "	916 GREAT DANE LANE	268-0269
Laci MARVICK	" "	353 WINDSPRING LAKE W. GRAYLAND	268-0395
JAMES J. SEVIDGE	" "	1960 OCEAN WAY	268-9430
PAUL NELSON	" "	22 47th Ave	268-9818
PAUL NELSON	WA. ST. PARKS	TWIN HARBORS ST. PK	268-9717
MARK CUTTERBY	PROPERTY OWNER	401 LANDS END LN, Westport	268-5050
C. COLBERT	CITY OF WESTPORT	WESTPORT	268-0131
Kevin Varness	Grays Harbor Co.		
Lee Hansmann	Grays Harbor Co.		
Bill Derry	CH2M HILL		
Teresa J. Platin	CH2M HILL		

Please mail any upcoming meeting notices to:
 8 Lane Marvick
 15524 119th AVE NE
 Bothell, WA 98011
 206-482-9258

GRAYS HARBOR COUNTY DEPARTMENT OF PUBLIC SERVICES

GRAYS HARBOR COUNTY

**South Coastal Flood Hazard Management Plan Advisory Committee
Meeting Notes**

MEETING #4

3/26/97

South Coastal Flood Hazard Reduction Plan Advisory Committee Meeting Notes

MEETING #4

ATTENDEES: See Attachment A
COPIES: File
NOTES TAKEN BY: Teresa J. Platin
LOCATION: Westport City Hall
DATE and TIME: March 26, 1997, 1:00 p.m.

Agenda

- 1:00 - 1:15** Introduction and Recap of Progress to Date
- Bill Derry
- 1:15-2:15** Presentation of Example Solutions & Order-of Magnitude Costs
- Teresa J. Platin: Overview of Project Map; 9 Example Sites
 - Group: Discussion
- 2:15 - 2:35** Policy Approaches to Minimize Flooding
- Jenifer Young-Sadowski: Regulations, Coordination w/County planning and building officials
- 2:35 - 2:50** Brief Funding Discussion
- Bill Derry: Funding sources, issues and mechanisms
- 2:50 - 3:00** Conclusion and Future Meeting Expectations
- Bill Derry

Presentation of Example Solutions & Order-of Magnitude Costs

Teresa presented example solutions to 9 of the 18 documented flooding areas in the South Coastal FHRP project areas. These 9 locations were selected because of their similarity to the non-selected sites (they served as good examples), their relative importance in terms of safety, health or property damage, and the importance indicated by attendees at prior meetings. Conceptual solutions with very rough order-of-magnitude costs for the following sites were developed and presented (based on discussions with the group, some may be modified before the final report).

ABCEG - Localized Roadway Flooding of SR 105 btwn. Shafer Road and Salt Aire Shores

- Raise ≈700' of roadway ≈2' in areas labeled A, B, C, E, G ("G" may already be handled by the State Parks plans to improve their area. This would reduce the costs by roughly 1/5).
- Will require Grade and Fill permit and Environmental Checklist.

I - Widespread Flooding in the Cohasset Dunes Area

Alternative I-1

- Install ≈2000' of ditch and culvert system.
 - Ditches would be 1' deep trapezoidal cross-sections, with 2' bottom widths and 3:1 side slopes. Vegetate ditches with low grasses for stability. This ditch and vegetation description is typical for all new ditch construction in these examples.
 - culverts with 12" diameter are suggested.
- Install ≈115 gpm pump and 800' HDPE pipe to the ocean. Type-I CB at the outfall. Anchoring system for pipe would be necessary.

Alternative I-2

- Raise ≈1200' of gravel road.
 - Raise ≈100' of private driveway.
- Note: Property will still flood.

K1/K2 - Ponding at the Intersection of SR 105 and Chehalis

Alternative K1-1

- Install 18" diameter RCP, ≈50' long.
- Upgrade (widen) ≈550' of intermittent channel.
- Construct ≈350' new ditch. *Assumes Apple Maggot improvements implemented.*

Alternative K2-1

- Construct ≈400' ditch (see Alternative I-1 description).
- Install 15" RCP, ≈40' long. *Assumes Apple Maggot improvements implemented.*

Alternative K2-2/K1-2

- Install 21" RCP, ≈90' long.
- Install 21" RCP, ≈50' long.
- Construct ≈330' ditch (see Alternative I-1 description).

L - Overflow from the Main Drainage Ditch Spur at 233 Chehalis Street

Alternative L-1a

- Install ≈2.5' high berm.
- Will require Grade and Fill permit

Alternative L-1b

- Construct ≈280' long ditch improvements (regrade).

Alternative L-1c

- Remove the two existing 24" CMPs.
- Replace with two 32" RCPs.

Alternative L-2

- Raise house on cinder blocks

N - Overflow from the Main Drainage Ditch Just South of Newell Avenue

Alternative N-1

- Improve ≈650' of channel (widen and regrade).

Alternative N-2

- Construct 1' to 2' high berms on the east and west sides of the ditch for ≈400'.
- Will require Grade and Fill permit and Environmental Checklist.

O - Overflow from the Main Drainage Ditch onto Newell Avenue

Alternative O-1

- Remove existing 30" x 41" culverts (@ adverse grade).
- Perform down and upstream channel improvements to meet proposed new grade of culverts.
- Re-install same 30" x 41" culverts at downhill grade.

Alternative O-2

- Remove existing 30" x 41" culverts.
- Install 16' x 20' simple-span bridge.

Q - Localized Roadway Flooding of SR 105 between Chehalis and Shafer Road

Alternative O-1

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- Construct ≈4500' channel (see Alternative I-1 description).
 - Install 15 or more 18" RCPs beneath driveways.
 - *Assumes Apple Maggot improvements are made.*

Alternative Q-2

- Raise portions of the road (see ABCEG for similar description).

R - Overflow from the Main Drainage Ditch at 1814 S. Olympia and Neighboring Property

Alternative R-1a

- Install 2-sided berm, approximately 1' high.
- May require Grade and Fill permit.

Alternative R-1b

- Improve channel, ≈620' of cleaning, ≈280' of regrading (note: if already done for Alt. L-1, unnecessary).

Alternative R-1c

- Remove two 24" culverts and upgrade to two 32" RCPs regrading (note: if already done for Alt. L-1, unnecessary).

Alternative R-2

- Raise two houses on cinderblocks.

X - Overflow from Apple Maggot Ditch to Nearby Properties

Alternative X-1

- Clean, revegetate and maintain existing ditch.

Alternative X-2

- Widen, revegetate and maintain existing ditch.

Group Input

Comments from the group were mostly positive about these solutions.

-
- There is some rework necessary on Area "I" (Cohasset Dunes) in light of the fact that Grey Gull Lane was still under 2' of water on the day of the meeting. It was also pointed out that there is a driveway to the south that is flooded. We may need to reconsider the drainage area and may need to increase the culvert, ditch and pump sizes accordingly.
 - "A" from "ABCEG" could The State Parks Dept. will take care of Area "G." It was suggested that we look into running a portion of the stormwater from the SR105 corridor at ABCEG to the north, through the existing ditch in the wetlands south of Shafer Road, through the property of a gentleman present at the meeting (Dick? Dean?) and out to an existing wetland. A quick drive-by after the meeting showed an existing ditch conveying water along the south side of Shafer Road.
 - At Area "N," along the main ditch, the flooding does not just impact wetlands, there are a few residences that are experiencing property flooding.
 - The representative from the City of Westport voiced concerns about any of the example solutions that would increase runoff in the main drainage channel through Westport. He says that the channel is "maxed out." He suggested that we may want to look into ways to mitigate for increasing flows:
 - Storage at north end (in Westport, near tidegates)
 - Drainage district formation to raise money to fund solutions to handle increased flows (bear in mind that the Mayor and Council decided on drainage districts. Westport may not have any interest in forming a new one, but they will likely be willing to work with the community).
 - Apparently, private property owners have been responsible for maintaining Winter Creek (the main drainage ditch) south of Westport. It is the understanding of officials that there is no historical or legal reason that the County would be responsible.

Policy Approaches to Minimize Flooding

Jenifer gave an overview of the role of policies and other non-structural solutions in minimizing problems created by future development. She began by noting that the efficacy of policies and regulations are constrained by two major factors: (1) the fact that much of the South Beach area is floodplains or wetlands; and (2) the fact that the County is limited in its ability to constrain property owners' development of their land. She then discussed the types of non-structural approaches that could be used to minimize flood hazards, the policies and regulations already in place in the County to do so, and some ideas to consider for adoption in the current plan.

General types of policies/approaches that can help include:

- limitation of flood plain and wetland filling
- review of filling activities for adverse upstream/downstream impacts
- maintenance of natural drainage channels
- policies to formalize posting of flood hazard warnings

Existing regulations that address some of these issues are:

- Zoning ordinance, chap. 13.07 GHC code—requires elevation, special permits for development in FEMA mapped floodplains
- Title 11, Ord. 161—Adopts UBC and requires permit for fill >50 cub. yds. OR in drainage way OR under certain other conditions
- Corps of Engineers Section 404 permit under Clean Water Act—regulates filling in wetlands above certain thresholds

Some potential future solutions:

- Encourage uniform enforcement of existing regs
- Coordinate flood hazard planning with land use planning (consistency, communication)
- Revisit FEMA floodplain designations to identify potential expanded "A" zone in which flood development permits would be required
- Identify important drainage channels (e.g. north-south interdunal flows) on County flood maps and provide protection for them
- Consider voluntary flood storage conservation easements, especially those with potential for multiple benefits
- Develop flood hazard education programs

Brief Funding Discussion

Bill reiterated a few of the main points from the previous meeting's funding discussion, but focused primarily on the issue of a citizen-driven funding mechanism such as a ULID or a drainage district. He explained that there would be much consensus building necessary among the neighbors benefiting from improvements, and that the projects would be funded by either taxes or a yearly fee. He noted that a discussion of the actual formation of such funding mechanisms would be a bit long and intensive for this meeting, but that we did discuss it in Grayland, and would be happy to discuss at a future meeting if there is interest. He also noted that a section on funding will be included in the South Coastal Flood Hazard Reduction Plan that we are writing.

We will obtain census information in order to give the committee an idea of what each of these estimated costs might break down to per resident. Additionally, we will try to present an order-of-magnitude estimate for the cost per homeowner in the proposed solution area.

Miscellaneous Group Discussion Comments

Perhaps the citizens should petition the commissioners for a levy to fund projects, and limits to allow no more fill (practical?)

Maybe even create conditional use permits saying reserve areas must be allocated on lots for stormwater storage.

The County Planning Dept. sent letters last year to developers informing them that they will be legally and financially responsible for any violations.

In response to a question about how a drainage district is formed, Kevin explained the following steps:

- Petition to form
- Get on ballot
- Have election (tied to primary or general election)
- If it passes, collect taxes

A lawyer would have to be involved. The Drainage District would have its own commissioners from the County. RCW 85.38 - Ten commissioners signatures to put it on the ballot.

A Utility Local Improvement District (ULID) can be established by the council as a fee structure rather than a tax.

Conclusion and Future Meeting Expectations

At the conclusion of the meeting, Bill explained what the end product of these sessions would be, a report similar to the Grayland FHRP, and that the homeowners with drainage problems would be encouraged to use our conceptual solutions as a guideline, and then tailor them to their specific sites and develop a funding source (except State Hwy., Parks and County projects, those would be funded by the appropriate agency).

There may not be another committee meeting, unless the County or the citizens feel it is necessary. If we meet again, it will likely be a more specific meeting, with only one or two CH2M HILL representatives. Possibly at the end of April.

ORGANIZATION: SBFH mtg. #4

DATE 3/26/97

NAME	AGENCY OR INTEREST	MAILING ADDRESS	PHONE
BOB HANNI	RES.	P.O. Box 766	360 268-1928
CHRIS BROWN	GH COUNTY		
GERIE BUNCH	Res on Winter Creek	PO Box 765	360-268-1289
DENNIS BUNCH	↓	↓	↓
Barbara Busby	Residence ⁶ Westport	P.O. Box 1661	360 268-738
Leetbrosmann	GHCD	PUB 511 Montesano, WA	360-249-4222
Theo Lawitzon	Homeowner	POB 1637 W-port	360 268 9831
Kathleen Thomas	"	" 2036 "	360-268-9157
Bomb Ave	South Beach Bulletin	P.O. Box 1395 Westport	360-268-0734
Frank Chapman	City of Westport	P.O. Box 505 WESTPORT	360-268-0835
Richard Heikkila	South Beach Const.	P.O. Box 60 Grayland	360-648-2448
J. D. STEWART	South Beach	P.O. Box P WESTPORT	360-267-4221
Thelma D. Thurman	Personal	P.O. Box M Westport	360 268-9556
G. BOUCHER	"	214 M HOQUIAM	538-2978
Pearl Wilcox	Realtor - Grayland Realty	P.O. Box 275, Grayland	267-3234

ORGANIZATION:

DATE

NAME	AGENCY OR INTEREST	MAILING ADDRESS	PHONE
C. CORRETT	CITY OF WESTPORT	BOX 505, WESTPORT 98595	360-268-9091

GRAYS HARBOR COUNTY

**South Coastal Flood Hazard Management Plan Advisory Committee
Meeting Notes**

MEETING #5

To be held in June 1997