



ISLAND COUNTY PUBLIC WORKS

ROADS DIVISION

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June 10, 2005

TO: Joe Burcar, Planning and Community Development

FROM: Bill Poss, Public Works Department Development Coordinator

SUBJECT: SPR 387-04 Nichols brothers Boat Builders, Inc.
Consolidated review within Site Plan Review Application (including Shoreline Substantial Development and Variance for Height)
Phased reconfiguration of boatyard, extend hours of operation, construct new parking lot, construct new rail launch system and associated operation infrastructure, construct new boat enclosure structures
Parcel Nos. S8290-00-00022-4, 00021-3, 00053-2, 00053-3, 00R01-0, 00R03-0, S7085-00-00014-0, S6655-00-04000-0, 12000-0, 00R11-0, 00R04-0, 00R17-0, 00R18-0, 00R19-0, 00R01-0

The Public Works Department has reviewed the recently provided new information as described in cover letters to Joe Burcar dated March 28, 2005, April 25, 2005 and May 25, 2005 for consistency with its development standards and provides the following comments:

- A. Transportation Concurrency (ICC 11.04)
 - 1. The applicant previously requested a determination of exemption from Transportation Concurrency. The applicant recently submitted a Transportation Analysis by Heffron Transportation dated May 23, 2005. A formal determination of Concurrency Exemption and appropriate SEPA traffic mitigation will be provided prior to final Site Plan decision and SEPA Determination.
- B. Entry Permits (ICC 12.12)
 - 1. Access points to the subject sites are proposed to remain as currently exist from the previously permitted access points on Cameron Road and Shoreview Avenue. Any revision to existing access points or use will require additional review.
 - 2. The submitted new information stated the new boat rail launch system will incorporate pile supported permanent rails in the Shoreview Avenue Right-of-Way and additional geotechnical will be provided prior to construction. Prior to construction of rail system a Permit to Work in County Right-of-Way will be required to review plans and specifications. Include engineered design/calculations with supporting geotechnical analysis.
- C. Stormwater and Surface Water Ordinance (ICC 11.03)

The previously submitted Preliminary Drainage Plan by Tetra Tech/KCM Inc., dated 2004 described a conceptual approach to stormwater management. The recent submittal

indicated a new engineering firm has been retained to develop short and long term plans to accommodate surfacewater drainage, stormwater treatment and distribution. The NBBB currently manages existing stormwater under previously issued permits from Island County and the Washington State Department of Ecology. The conceptual approaches described in the previously submitted application materials are summarized as follows:

1. All runoff and wastewater generated from the existing boat fabrication/storage/parking areas is currently regulated under Washington Department of Ecology Stormwater Permit. Expansion/reconfiguration of the boat fabrication/storage areas will require upgrade or redesign of the existing stormwater management system per DOE Standards. DOE standards for surfacewater and groundwater controls and monitoring are more stringent than Island County Design Standards (including the DOE requirement to implement the 10-year 24 hour duration storm event for modeling). Compliance with DOE requirements will meet or exceed Island County Stormwater Standards per ICC 11.03. Provide Island County a copy of the Final Draft DOE Stormwater Pollution Prevention Permit.
2. Previously, applicant proposed a concept to capture and convey existing and new roof runoff from fixed and portable buildings in a series of closed pipes separately to the County's shoreline outfall system. If this proposal remains as a consideration and is consistent with DOE regulations an engineered preliminary Drainage Plan is required to demonstrate feasibility of said system which would separate roof runoff from industrial treatment processes. Design parameters/requirements were previously provided in the memorandum from Public Works dated January 24, 2005.
3. Increased runoff will be generated from a proposed new employee parking lot to the east of the existing boatyard/storage/parking lot. The recently submitted NBBB Master Plan Boundaries Plan by NIBB dated 5-24-05 indicates a proposed ½ acre infiltration pond adjacent to the proposed new parking lot. Per ICC 11.03 a Preliminary Drainage Plan is required to address new impervious surfaces such as the new parking lot. Given the subject parcels are located in a Critical Drainage Area per ICC 11.03.200 the drainage mitigation shall be designed to maintain pre-existing drainage patterns, address changes in flow rates and volume and include at a minimum a Level 1 Downstream Analysis per 2.3.3 of the Manual. Drainage quantity and quality controls to be designed per the Island County Stormwater Design Manual. Note: All stormwater, prior to discharge to a facility designed to utilize infiltration, shall pass through an appropriate stormwater treatment BMP designed to remove suspended solids as described in the Manual. Additionally, all stormwater from paved areas subject to motor vehicle traffic shall flow through a spill-containment type oil/water separator prior to discharge and the applicant must possess title or easement interest to the property over which a conveyance system and its discharge is proposed to be installed. Provide said documentation for off-site systems.

D. Clearing and Grading Ordinance (ICC 11.02)

The submitted Site Grading and Temporary Erosion and Sedimentation Control (TESC) Plan by Davido Consulting Group dated 5-23-05 indicates site grading for proposed yard reconfiguration and removal of portions of the existing boat launch ramp. However, the new parking lot and associated stormwater pond grading was not addressed. Prior to site plan approval an engineered Preliminary Grading Plan and Temporary Erosion and Sedimentation Control (TESC) Plan for the proposed parking lot and stormwater pond will be required. Additionally, the submitted TESC Plan included *general* TESC notes but no specific details for proposed grading activities. Prior to Site Plan approval provide a site-specific TESC plan to address boat launch ramp removal as well as parking lot/ stormwater pond construction.

E. Fire Flow (ICC 13.03A)

The applicant provided a letter from Fire Protection District No. 3 dated March 17, 2005 indicating the water system providing fire flow to the subject parcels can provide capacity to meet industrial fire flow requirements (1000 gallons per minute for 60 minutes per ICC 13.03A.100.C.5.b.ii). Note: Additionally per referenced code; *Fire flows for industrial structures may be subject to higher fire flow requirements, and shall be determined by the Building Official based on occupancy hazard classification in NFPA 1231*. Prior to any future building permit approval, applicant shall provide documentation of consistency with fire flow requirements and fire access.

In summary, Public Works recommends that **prior to Site Plan approval the following information shall be provided:**

- Provide Island County a copy of the Final Draft DOE Stormwater Pollution Prevention Permit.
- Regarding proposal to capture and convey existing and new roof runoff from fixed and portable buildings in a series of closed pipes separately to the County's shoreline outfall system: Provide an engineered preliminary Drainage Plan is to demonstrate feasibility of said system.
- An engineered Preliminary Drainage Plan for the new parking lot and for proposed roof runoff controls per the Island County Stormwater Ordinance and the Design Manual. Include documentation of title or easement interest to the off-site parcels proposed for stormwater management.
- A Preliminary Grading Plan and Temporary Erosion and Sedimentation Control (TESC) Plan addressing proposed new parking lot and Temporary Erosion and Sedimentation Control (TESC) Plan for removal of portions of the existing boat launch ramp.

Please feel free to call me at 678-7813 or e-mail me at billp@co.island.wa.us if you have any questions regarding the above comments.