

# MEETING NOTES

**Meeting Topic and Number:** LA Steering Committee Meeting #1  
**Meeting Date and Time:** June 17, 2022, at 11:00am  
**Project Number:** M2206.01.001  
**Project Name:** Model Code Development and Soil Bank Feasibility Study  
**Meeting Location:** Virtual via Teams  
**Attendees:**

**Project Team**

Paul Jewell, Washington State Association of Counties  
Jill Scheffer, Washington State Department of Ecology  
Valerie Bound, Washington State Department of Ecology  
Hector Casique, Washington State Department of Ecology  
Ben Johnson, Maul Foster & Alongi, Inc.  
Jed Roberts, Maul Foster & Alongi, Inc.  
Ferdouse Oneza, Oneza & Associates

**Committee Members**

Adam Brizendine, Sealland Construction  
Joseph Calhoun, City of Yakima  
Monica Libbey, City of Chelan  
Greg Wendt, Benton County

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## 1. Introductions

## 2. Development Case Study Review

Ben Johnson reviewed findings from three development/cleanup case studies as well as the Cameo Development Pilot Project Study. A summary of each along with the overall themes is included in the meeting slides. A more detailed write up on each case study has been posted to the project website:

[https://www.ezview.wa.gov/site/alias\\_1962/37748/lead\\_arsenate\\_steering\\_committee.aspx](https://www.ezview.wa.gov/site/alias_1962/37748/lead_arsenate_steering_committee.aspx)

## 3. GIS Soil Demand Analysis

Jed Roberts presented findings from the initial GIS soil demand analysis identifying underutilized residentially zoned land that overlaps with Ecology's historical orchard layer. Census block level population 10-year growth was used as an initial indicator of development pressure. A summary of the analysis and jurisdiction comparison charts are available in the meeting slides. The GIS web map is accessible here:

<https://arcg.is/1bGeX90>

Committee Discussion Themes:

- **Developing assumptions for development intensity and clean soil needs:** based on the development case studies, soil needs varied by the size and intensity of development. We will need to do some work to develop and vet soil needs, especially for 5-acre or larger lots.
- **Focus on Yakima and Wenatchee Areas:** The Yakima and Wenatchee areas had the largest population growth and significant developable historical orchard land. The next phase of analysis will focus on a deeper dive into these areas and develop soil demand short-, medium-, and long-term projections and delve into existing suppliers.

4. **Local Code Review and Model Code Development Discussion**

Ferdouse Oneza presented the results of the initial local permitting code review. She shared the previous local permitting and remedy integration approach developed during the LPWG process as well as an updated proposed approach that included roles for the local agency, Ecology and the developer (see slide diagrams for details).

Committee Discussion Themes:

- **Capturing SEPA Exempt Projects:** Ensuring that SEPA exempt projects are flagged for cleanup remains the biggest challenge and point of discussion. This could be addressed through the model code process. A new permitting process could require that a cleanup is documented prior to final approval or occupancy permits.
- **Multiple Developers Add Complexity:** When there is a separate developer going through the subdivision of lots than the individual home construction, how do we ensure that the home builder/developer completes the remedy appropriately? In this scenario, the building permit level review process is crucial.

5. **Community Input Session Planning**

Ben Johnson shared about upcoming community events being planned for later this fall and winter. The goal of the events is to educate the public about issues and cleanup processes for historical orchard properties. We would like to work with our representatives in the Yakima and Wenatchee area to plan a total of two in-person event tailored to their communities. Two additional virtual sessions would be targeted to the outlying areas. Ben or a member of the MFA team will be setting follow up meeting to plan these sessions within the next several weeks.

Friday, September 16    Next Quarterly Committee Meeting  
11:00am-12:30pm