



Clark County Council Work Session, TBD, PSC Training Room

DEVELOPMENT and ENGINEERING ADVISORY BOARD

2020 Annual Report & 2021 Work Plan

The Board of Clark County Councilors formed the Development and Engineering Advisory Board (DEAB) in late 2006. DEAB works with the County Manager, Community Development, Community Planning and Public Works to review process improvements, proposed code changes, and development fee strategies.

Although initially formed to focus on development engineering issues, the Board of Clark County Councilors broadened DEAB's responsibilities in 2010 to cover the County's entire development and building activities. DEAB's bylaws are attached to this report.

The DEAB panel consists of eleven members: three private-sector planners or engineers, one construction contractor, one public-sector planner or engineer, one land developer, one Building Industry Association representative, one Contractor Association representative, one associated with commercial or industrial development, and two other professionals associated with development. The County Manager is authorized to select DEAB members.

The 2020 roster included:

Chair	Terry Wollam	RE/MAX
Vice-Chair	Eric Golemo	SGA Engineering, PLLC
	Mike Odren	Olson Engineering, Inc.
	Dan Wisner	Songbird Homes
	James Howsley	Jordan Ramis PC (BIACC)
	Don Hardy	WSP
	Andrew Gunther	PLS Engineering
	Don Russo	Schwabe, Williamson and Wyatt
	Jeff Wriston	Kingston Homes
	Nick Flagg	Clark Public Utilities
	Nelson Holberg	SW Washington Contractors Association

2019-20 Accomplishments

We were not able to present the 2019 report due to Covid 19. So this report includes some highlights from 2019 as well as some of our major accomplishments from 2020. This is not a comprehensive list. Please see the meeting notes for more detail.

This last year was a unique year and DEAB found itself adapting to the remote work environment while continuing to respond to current issues, code updates, and process improvements related to building and development..

The following are some of DEAB's key accomplishments:

1. Continuous participation in, and feedback on Bi-annual and proposed code amendments dealing with construction and development issues. Some of the recent amendemts revied include:
 - a. Pedestrian Circulation
 - b. Title 40 (Comp Plan and Zoning)
 - c. Complete Streets Language Recommended - Grant opportunities
 - d. University District title 40 code/update
 - e. Cara Code Update
 - f. Truck Turning Standards to Local Access Roads
 - g. Development Agreement Procedures
 - h. Heritage Farm Master Plan Update
2. We participated in the continued review of the County process surrounding rural Single-Family Residential (SFR) permits. In particular, we are working to streamline the storm water plan review process.
3. DEAB Members participated in a subcommittee with the PAB (Park Advisory Board) to revisit the parks plan and PIF's.
4. We provided input and regular updates on the transition from Tidemark to the Clark County Land Management System (CCLMS).
5. We provided input and feedback on remote working and permitting issues. DEAB continued to encourage the use of technology where applications can be made, such as submittals, inspections, meetings, etc. Progress is being made.
6. DEAB Members participated in a committee for the Vacant Buildable Lands Model and planning assumptions. DEAB continues to provide input and raise concerns related to population growth assumptions, calculations of the buildable land supply, and assumed infrastructure deduction percentage. We have concerns over available land supply and housing affordability.
7. We continue to work with staff exploring opportunities to improve permitting timelines, processes, and staff resources.
8. We worked with staff on improving the fully complete process for Land Use Applications.
9. We worked with staff on sight distance triangles and driveways on corner lots. We

have proposed code language that still need to be implemented.

10. Members continued to work on a subcommittee with County staff to improve the Final Plat process.
11. We worked (and continue to work) with Staff and Council on permitting of Agricultural exempt structures.
12. DEAB continues to be an active supporter for economic development and housing affordability in Clark County.

2021 DEAB Work Plan:

DEAB looks forward to continuing to review the following proposed top priorities with the Clark County Councilors: continue to explore practices for job growth and economic development; guidance of process improvements to include staffing and resources approaches, customer service enhancements, early review of proposed policy and code changes; and other issues affecting housing affordability.

DEAB is in agreement with the following 2021 work plan:

DEAB 2021 action items:

1. Continue to focus on and explore ways for process improvements, efficiency, customer service, culture changes. Dovetail off of workshop and City Gate report. Continue to discuss the “culture of yes”. How can we help?
2. Review how to handle matters such as technicalities, minor adjustments, etc., without triggering large delays. (E.g., At Fully Complete, Final Plat, Engineering). Common sense approach. Accountability. Authority. Access. Enable reasonableness.
3. Comprehensive Plan Review Update: Continue to discuss population growth assumptions, calculations of the buildable land supply, and assumed infrastructure deduction percentage; and, available land supply, housing affordability and critical areas. Focus on housing affordability and use of development code tools (infill lots, Accessory Dwelling Units and other incentives). Possible Transfer of Development Right discussion coming up.
4. Look at improvements to Preliminary Plat and Preliminary Site Plan application process. Emphasize importance of staff and applicant meeting after early issues as necessary so all parties are on the same page.
5. Consider case manager for application follow through and coordination/communication.
6. Continue to Simplify Engineering/storm water reviews/requirements for Single Family Residences(SFRs). Establish a review Checklist and eliminate the need for 3rd party review.
7. Continue to formulate a policy on existing Agricultural buildings on SFR lots.
8. Continue involvement on 2020 issues that carry over into 2021. (E.g., PIF Review and PSDG).
9. Continue our Partnership with the Parks Department on development of parks within subdivisions. Explore PIF credits and review of PIF calculation methodologies.
10. Examine possibilities and benefits of various “certifications” or “preferred” status for consultants. Helps against regulating to the lowest common denominator. Certain structural reviews, like retaining walls, should be able to just be stamped and accepted, or expedited/minimal review.
11. Work with Staff on implementation and challenges regarding Pervious Pavement.
12. Continue to Work with Staff to streamline the SFR submittal and review process (Lean hybrid?)
13. Review and participate on the location of existing and future roadways on the comprehensive plan and Arterial Atlas. Work on a formal process to adjust where necessary.
14. Reform and streamline the Final Site Plan Approval Process and possibly combine with final engineering.
15. Reduce the number of reviews it takes to obtain Engineering Approval. Meeting participation rates and success must be defined and tracked. Also insure all departments

are commenting at the same time and coordinating.

DEAB 2021 monitoring items:

1. Final Plat process improvements (some continuing committee work needed. Monitoring effectiveness/implementation of process improvements identified by committee work in 2016).
2. Encourage the use of technology where applications can be made, such as inspections, meetings, etc.
3. Continuing encouragement for concurrent review processes and other application processing procedures to expedite projects.
4. CCLMS: Post “Go Live” review and improvement. Ensure the necessary components are funded and implemented.
5. Single Family Residential Plan Review process.
6. Staffing levels in all departments and ability to maintain high level of service. (High Priority)
7. Stormwater Ordinance update. Monitor any issues with new ordinance and Manual.
8. Reducing Permit Center wait times.
9. Monitor Rural ADU and Cottage Housing code revisions.
10. Monitor efforts to change Army Corp of Engineers jurisdictional office for SW Washington to Portland.
11. Monitor process improvements for early grading permits.
12. SEPA thresholds and exemptions

DEAB looks forward to continuing their successful collaboration with Clark County.

Eric Golemo 2020 DEAB Chair

Dan Wisner 2020 DEAB Vice Chair 2021 Chair

Attachments:

DEAB Bylaws