

Development and Engineering Advisory Board Meeting  
February 4th, 2021  
2:30pm – 4:30pm  
Public Service Center  
Meeting held by Microsoft Teams

Board members in attendance: Dan Wisner, Don Russo, Terry Wollam, Eric Golemo, Andrew Gunther, Jeff Wriston, Mike Odren, Jamie Howsley, Nick Flagg

Board members not in attendance: Nelson Holmberg

County Staff: Melissa Tracy, Ali Safayi, Rod Swanson, Dianna Nutt, Greg Shafer, Deanna Hovenkotter, Brent Davis, Jose Alvarez, Oliver Orjiako, Bob Pool

Public: Ryan Makinster, Brandy McEllrath

Call to Order: 2:35 pm

Administrative Actions:

- Introductions
- DEAB meeting is being recorded and the audio will be posted on the DEAB website.
- Review / adopt last month's minutes (adopted)
- Review upcoming events: COUNTY COUNCIL Work Sessions every Wednesday; COUNTY COUNCIL hearings first and third Tuesdays.
  - Greg: There are no further Council Sessions, Work Sessions or Planning Commission Sessions for the month of February.
- DEAB member announcement:
  - Jamie Howsley: Emailed members and staff an issue that was brought to him by a BIA member. Questioning how long environmental permits are good for. Would like to see this on the agenda in the next couple of months to get clarification. Brent commented that Habitat permits are good for two years and Wetland permits are good for three years. Both can be extended prior to their expiration. When either of those permits is associated with the Land Use entitlement, they have the same timeline as the Land Use entitlement. The time limit applies when they are stand-alone permits. Jamie still has questions regarding once the determination has been made and a few years later the critical ordinance has changed; why it needs to be reviewed again so soon after the fact. Jeff Wriston agrees that this needs to be discussed further. Mike Odren would like it to be an agenda item, or possibly an offline discussion. Don Russo asked Brent Davis if it clearly stated on the permit that it is good only for said amount of time. Brent will investigate it for clarification. Eric Golemo agrees and would

like to see some sort of guidance or checklist with expectations to be available for applicants. Mike Odren posed a question to Brent regarding vesting, regarding the same permits. This will all be discussed in the coming months when the Wetland and Habitat Ordinance is discussed.

- Greg: Announced that Brent will be back in April to discuss the Critical Areas Code/SMP and this can be touched on again then.
- Greg reminded DEAB of the Member vacancy. They are looking for a private sector Engineer or Planner. This posting is open until Tuesday, February 16<sup>th</sup>. Mike was wondering if anyone reached out to Seth Halling. Mike stated that Seth used to attend the DEAB meeting often. Andrew Gunther stated that Seth approached him regarding the vacancy and will reach out to him again. Andrew believes he would be a good fit. Mike agreed.

## Vacant Buildable Lands

*Presentation: Jose Alvarez*

- Introduction
- The Buildable Lands Project Advisory Committee (BLPAC) has met seven times to review and consider potential updates to the Clark County Vacant Buildable Lands Model (VBLM). The meeting on January 6, 2021 is the last meeting for the group. Since the meeting on September 25, 2020, County staff has provided the VBLM with several options for updates that have emerged through this process to allow the BLPAC to compare the model outputs against those using the current assumptions. During the meeting on January 6th, the Project team summarized the results of these options in terms of their impact on estimated capacity.
- Based on the outcomes of the last meeting, the Project Team evaluated three packages of potential model updates:
  - Option 1: a set of updates that have strong support from most of the PAC. For topics where there is not enough support for a proposed refinement, Option 1 defaults to retaining the assumptions used in previous BLRs.
  - Option 2A: all updates from Option 1, plus additional updates or refinements recommended by the Project Team that expand on the recommendations in Option 1 but are more controversial.
  - Option 2B: all updates from Option 1, plus additional updates or refinements recommended by members of the BLPAC that the Project Team may not support and are more controversial.
- Decision-Making
- The BLPAC does not have to choose one of the options in its entirety. During the meeting, the Project Team will seek direction from the BLPAC on which refinements have the support of enough of the BLPAC members to be presented as a group recommendation. (Based on the BLPAC's decision protocols, this requires two-thirds of the committee members present; 9 of the 13 members<sup>1</sup> if all members are present.) For areas of disagreement, multiple perspectives and options will be forwarded to Council for consideration.
- Magnitude and Direction of Overall Impacts

- All the options for refinements increase both housing and employment capacity overall. However, that increase is not evenly distributed. The greatest increase is within the City of Vancouver, with modest increases in some other areas and modest decreases in other areas.
  - Battle Ground (including UGA): neutral to slight increase
  - Camas (including UGA): slight increase to slight decrease
  - La Center (including UGA): increase
  - Ridgefield (including UGA): slight increase
  - City of Vancouver: substantial increase
  - Vancouver UGA: neutral to slight increase
  - Washougal (including UGA): slight increase
  - Woodland (including UGA): decrease
  - Yacolt (including UGA): decrease
- Options Tested and Specific Impacts
- The details of what was included in each option and notes about the magnitude and direction of the impact are summarized in Exhibit 1.2 A series of charts taken from the Story Map follows Exhibit 1 to illustrate the impacts summarized in the table.

## Stormwater Manual Updates/DOE

### *Presentation: Swanson*

#### Why Update the Code and Manual Now?

- The 2019 NPDES permit requirements requires updates by July 2021
- Technical or policy changes needed as manual implementation proceeds
- Numerous minor edits and clarifications that are basically editorial housekeeping
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#### Schedule

- Planning Commission on March 18
- Council Work Session in April
- Council Hearing in May

#### Public Involvement

- 2015 Clark County Stormwater Manual
- 2021 Update

#### Ecology-Mandated Changes

#### Technical and Policy Changes to the Manual

#### Continued Technical and Policy Changes

#### Continued Technical and Policy Changes

#### Code Changes

2020 Annual Report / 2021-2022 Work Plan  
*Presentation Golemo / Wisner*

2020 Annual Report & 2021-2022 Work Plan  
2019-20 Accomplishments

1. Continuous participation in, and feedback on Bi-annual and proposed code amendments dealing with construction and development issues. Some of the recent amendments revised 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.

## 2021-2022 DEAB Work Plan

DEAB agrees with the following 2021-2022 work plan:

DEAB action items:

1. Continue to focus on, and explore ways, for process improvements, efficiency, customer service, culture changes. Dovetail off workshop and City Gate report. Continue to Continue 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 PDSG).
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 ensure all departments are commenting at the same time and coordinating.

16. Concurrent review of Final Engineering, Final Site Plan, and Building Plans

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 continues to be an active supporter for economic development and housing affordability in Clark County.

**DEAB Agenda Items/Upcoming**

Fully Complete Process/Updates (March)

SFR/Stormwater Review Checklist (March)

Concurrent Review/Building Permits and Final Engineering (March)

Public Comments

Meeting adjourned: 4:13 pm

Meeting minutes prepared by Deanna Hovenkotter

Reviewed by Greg Shafer