

Development and Engineering Advisory Board Meeting
July 7th, 2022
2:30pm - 4:30pm
Public Service Center
Meeting held on Microsoft Teams and In Person

Board members in attendance: Jaime Howsley, Eric Golemo, Andrew Gunther, Seth Halling, Jeff Wriston, Sherri Jones

Board members not in attendance: Mike Odren, Don Russo, Nick Flagg, Terry Wollam, Dan Wisner

County Staff: Rod Swanson, Jennifer Reynolds, Bob Pool, Dean Shadix, Jose Alvarez, Justin Wood, Nicol Olsen, Koren Rider

Public: Noell Lovern, David Howe, Maddie Nolan

Call to Order: 2:41pm

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 MEETING on July 19th @ 6 pm public Hearing for the 2021 annual review and docket items. Another Hearing @ 10am on August 2nd. Work session on July 6th to go over the environmental Public Health fees.
- Update on the open DEAB's position: Four applications for qualified candidates for the Commercial industrial Developer position have been received and are in the process of being reviewed. The goal is to have a recommendation to the county manager in time for the next DEAB's meeting in August.

DEAB member announcements:

- Vacant County Engineer position - The lack of a County Engineer is holding up several projects. ***Does the county have a plan?***
 - Jennifer Reynolds: The county is aware of the situation. The county manager, and the public works director are working to resolve it and get a County Engineer in place. They are working with legal as well to figure out what activities we can perform as it revolves around final engineering approvals and final plots.
 - Jamie: The statue on employing that other road engineer requires the legislative body (The County Consolers) implying a road engineer on either a part time or a full-time basis, or they may contract another county for their services. Meaning, we do have options here.
 - We ask the county manager and the public works director to communicate with the DEAB's members on what the timetable does look like so we can communicate that to consultants and the community.

- This must be of top priority.
 - Eric Golemo: I think this is as simple as appointing someone to fill in. In a private organization this would last about 10 minutes before we had a solution, because the clients would demand it. As the development community, and as the community in general, we are the clients. There needs to be a solution.
 - The County Council is responsible for appointing the County Engineer. They are the legislative body.
 - Dean Shadix: Based on information that Eva had provided they did have someone that had accepted an offer, but that individual backed out in the last minute. Brian Vincent officially retired on 6/30/2022 (last week). The RCW mentions that we can go up to 6 months with an interim and no longer than 5 days without someone representing the County Engineer position.
 - I recommend reaching out to Kathleen or Eva to bring you more into the loop.
- Eric Golemo
 - Multifamily Landscape Club hearing went sideways because there was no representation of what it was. This was a significant issue to us, and the board was not invited to participate nor notified that it was going on. Thus, we were unable to deliver that message. These kinds of decisions are made based on how the information is delivered to the Council. It sounds like they didn't understand what they were voting on.
 - Mike Odren was a lead on this and should have had the opportunity to participate. If he is not going to be at the new hearing (this may be a done deal already), we need to make sure there is representation from the board at the hearing.
 - Engineers are commenting on and asking about the complexity and what has changed. It has gotten significantly more difficult to have single-family stormwater plans approved.
 - Added to our agenda for the August 4th meeting: Revisiting the single-family stormwater plan process to try and simplify it.

WDFW Update

David Howe - Regional Habitat Program Manager for the Department of Fish and Wildlife in Southwest Washington:

- There are a team of habitat biologists spread across the 6 counties in southwest Washington. They provide a range of different services to the public such as issuance of hydraulic project approvals (HPA's) for in-water work.
- They also aid local governments (counties and cities) around their habitat and species data base. Specifically, how they implement their critical areas ordinances.
- Our goal is to be more engaged with the broader planning process and get involved with future population growth in the County. We want to collaborate and work together on some of the bigger picture issues.
- DFW helps the county identify priority areas.

- Add to agenda for future topic: How to handle biodiversity areas, and to come up with some specific code language, and processes to deal with impact to the biodiversity area.

Eplans Update

Jennifer Reynolds:

- We had our official project kick off with the EVOLVE team on June 23rd. We are currently designing and configuring the system and the workflows, then hope to move to testing and training.
- We plan to go live by September 19th (12 weeks from initial kick off).
- We are using the same program as the City of Vancouver. Therefore, there should not be much of a learning curve. There will not be much of a difference for the engineering community, and how things are submitted and reviewed with engineering plan review.
- We recognize that the upload and intake process with The City is long, and we want to shorten that as much as possible. Our goal is that within a day after you upload your application, you can pay your fees and upload your plans.
- The software that we are using essentially streamlines from what we are doing now, but it doesn't change the way we were conducting business as far as uploading plans and taking everything in electronically.
- There are going to be 2 systems with Eplans. You create a permit in LMS but then all of the review is done in Project Docs (EVOLVE). This integration will not take place with the first phase but we hope to integrate that in later phases.
- There will be training for staff, then a week or two before we go live there will be a "GO LIVE PREPERATION" to get the development community on board with the program.
 - Jamie: "Is there a way for the County to record a video of the training process that the community can have access to when they need help with the process?"
 - Jennifer: "Sure, but I think one of the features with Project Docs and EVOLVE is that they have their own training videos."

Buildable Lands Update

Eric Golemo:

- The Council voted and all the comments that we submitted and recommended as this Board did not get included
- They went with an achieved density instead of a target density.
- In the last few years, we have achieved a much higher density in certain jurisdictions (primarily in the City of Vancouver) than what the targets were.
- Lack of buildable land in the county is pushing people into high density, and rental property, not owner occupied thus widening the gap and making it difficult for first time home buyers
- The bill was passed and advocated for by the building community because of the lack of buildable land.

- Original report said that we had 1,615 acres of access land then went to a surplus, then using achieved density instead of target density, ended with 1,446 acres of access.
- We have a surplus of 3,450 acres of vacant buildable residential land in the model. Far from what we are seeing in the field (in my opinion).
- We are going to have a lot of work to do, or a huge shortage of housing and an even worse supportability problem going forward.
- Jamie: City of Vancouver claimed that there were about 3,500 units of under produced housing in Clark County through 2019 (about 7% of the housing stock). And about 4,000 units of under produced land in the City of Vancouver (5% of the housing stock).
- Jeff Wristen: What land is left behind is by no means affordable. Clark County is so picked over. Either someone is holding onto the land, the land is so difficult that it's not feasible or it is way overpriced.
- Jamie Howsley; We really need to hold The Council accountable to their commitment to work with the development community on the supply side like population growth, the market factor. Without it the County will not be able to meet its GMA obligations under Goal 6 to provide affordable housing.
- Jose Alvarez: When the population projection comes out, we will work with the cities to see how that is distributed. We will then look at what the existing inventory and the BBLM states to see if we have sufficient land to accommodate the population projection.

Project Timelines:

Jamie Howley:

- A lot of the responses we have gotten about the long timelines is that there is a lack of staff and difficulties hiring. We need to try to come up with creative solutions to help the county get people hired and get these timelines back to where they should be.
- In the past the County has had the ability to hire 3rd party plan reviews on the land use side as well. Is this an option while the County continues its hiring process?
- **BUMPING THIS AGENDA UNTIL APRIL IS PRESENT IN NEXT MONTHS DEAB'S MEETING.** We need the County present for this discussion to help come up with solutions to the hiring processes and get the project timelines back to where they should be.

Meeting adjourned: 4:03pm

Meeting minutes prepared by: Koren Rider

Reviewed by: Brent Davis