

**Development and Engineering Advisory Board Meeting**  
**August 4th, 2022**  
**2:30pm – 4:30pm**  
**Public Service Center**  
**Meeting held by Microsoft Teams and In Person**

**Board members in attendance:** James Howsley, Andrew Gunther, Eric Golemo, Mike Odren, Sherrie Jones, Nick Flagg, Terry Wollman, Dan Wisner

**Board members not in attendance:** Seth Halling, Jeff Wriston,

**County Staff:** Brent Davis, April Furth, Jennifer Reynolds, Dianna Nutt, Ted Vanegas, Rod Swanson, Shannon Nashif, Thomas Praisewater, Oliver Orjiako, Max Booth, Jose Alvarez, Nicole Olsen, Jeanna Kay

**Public:** Justin Wood, Jon Girod, Bandy McEllrath, LeAnne Bremer, Jodie Sharp, Kevin Ford, Byron Jolma, Brian Groth, Kelly Shinnars, Noelle Lovern

**Call to Order:** 2:35pm

**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) some changes Jeff Winston named misspelled, original is misspelled, Phase is misspelled, excess instead of access.
- Review upcoming events:
  - COUNTY COUNCIL – Hearing August 16<sup>th</sup> for the Aging readiness plan for update for participating plan
  - WORK SESSIONS - None
  - PLANNING COMMISSION – Work session August 4<sup>th</sup> for the School Capital Facilities plan updates about What the DEAB is hearing today and will be having a hearing on August 18<sup>th</sup> at 6:30pm
- The Vacant Board Member position
  - Brent Davis had made a recommendation to the Board Council and have not had it finalized yet. Asked for an update earlier this week and has not had a response.
- DEAB member announcements:
  - Recently had a second public hearing with County Council with regarding the interim ordinance with the for the share outdoor recreation plan. The results ended with the interim ordinance passing.
  - There was an update. A referendum was applied for the interim ordinance. Public filed the referendum. Need to look into it more on what it means. As of right now that current projects are on hold. Working on through the processes April Furth will update.
  - Jamie Howsley is not familiar with the referendum processes but will get back to the DEAB Members on.

## **2022 School Capital Facility Plan & Impact Fee updates**

**Presenter: Kay**

- 6 schools have capital facilities and impact fee updates with hearing before the planning commission on August 18<sup>th</sup> at 6:30pm
- County looks at school district capital facilities and impact fees updates. The growth management act enables the school district to be able to develop capital facilities and impact fee programs for new residential developments to offset the impacts of growth on schools' facilities.
- Program needs to be reviewed and approved as part of the county and city comprehensive plans in which the school district is located.
- Minimum requirement for the school district capital plan is defined in the growth management act in the Clark County code.
- Schools that request impact fees need to submit to the county and update every 4 years.
- This must include the 5 elements: Standard description and inventory of existing facilities, forecasting of future needs, propose locations, capacity of expanding of new facilities, 6-year financing plan
- School impact fee formula in county code determines the maximum impact fee amount that the school district can request.
- Ridgefield/Battle Ground/Camas are largest growing cities.
- So many variables get plugged into the impact fee formula that you are going to see different results. Depending on what you put into the formula. Has to do if they are existing facilities that have any capacity today. If they, don't it have to do with enrollment projection. Some are growing faster than others, and some aren't growing at all. 10 to 12 variables get plugged into the formula
- Also, if they can pass bonds or not.
- They need public funding for all the facilities.
- All reports are posted on the planning commission page.

## **Single Family Stormwater Plan Review**

**Presenter: Golemo, Reynolds**

- Wants to find a simple and streamline way to handle the permits.
- Challenge is how to do a type of review that meets the requirement of Department of Ecology while not be so converse sum on a small project.
- Find a review process that is proportionate to the risk and do it in a consistent way.
- Check list was created before to help make things simple.
- Very little difference between a 1-5 and 1-9. Reports and risk are about the same. Same processes.
- This used to be in the permit center and recently moved to Development Engineering which started on June 1<sup>st</sup> with one person doing the review processes.

- Byron Jolma-Overall very positive with the staff but there is room for improvement. Streamlining and consistency are the main things and thinks staff is looking to say no instead of yes.
- Brian Groth (Storm Water Solutions)-Likes the review and communication processes better than when it was with the permit center. Consistent is the issue. Can submit to different reviewers and get different answers.
- Kevin Ford (SGA)-Challenge when one goes through easy, and one doesn't. Consistency is what they are looking for. Checklist is 15 pages long doesn't look bad.
- Important having things match and the County has a very important role in making sure it matches.
- Kelly Shinnors (SGA)-likes that it's heading down the road with the consistency. Likes that it is in house with the 1-5 and 1-9 and have one reviewer.
- Check list should be out to the public, so you don't have to ask for it.
- Jase Weeks (True North)-Looking for guidelines on 1-5. Homeowner should be able to do it themselves. A lot of comments on 1-5.
- Has had 4 subcommittees on stormwater review already. Using the checklist that was created from the last committee and applying it to the 1-9.
- Staff perspective-Consistency is something that they are trying to provide with having one person reviewing it in DE.
- Since 2015 with the new manual, everyone had to learn something new at that point and try to understand what Ecology is looking for on the tax lot.
- Things that can help the staff with more streamline review-Complete submittals, Submittals that don't have contradicting information, not ignoring critical areas, address the comments when you get them. Reach out if you have questions.
- In person or online 1<sup>st</sup> review meetings can be scheduled to address the comments.
- Maybe having a class on what a good submittal looks like
- TIR and Plans are permit documents that are required by the State.
- Revisit in October

### **Community Development Staffing Update and Challenges**

**Presenter: Howsley, Furth**

- CD has opening and CD is posting the openings
- Community Development has about 7 openings.
- Candidate pool is good for the OA positions more difficult on getting engineers.
- A lot of issues when they go through the processes - when they go to make an offer, they already have taken another offer.
- Must have the job posted for a certain amount of time and it takes time getting a panel together.
- Pay is a factor
- Turnover in permit center is due to staff moving up into land use/building
- DEAB would like to help and support.

### **Shoreline Boundary Line Adjustment**

**Presenter: Odren**

- Relates to a requirement to any properties that want to perform a boundary line adjustment.
- Shoreline master program is not specifically indicating Land division. Specific to development and substantial land development.
- Interpretation of shoreline exemption should only apply on the residential lots
- Revisit this in a couple months.

**Public Comments: None**

**Meeting adjourned:** 4:42pm

Meeting minutes prepared by Shannon Nashif

Reviewed by Brent Davis