

Development and Engineering Advisory Board Meeting
June 5, 2025
2:00pm – 3:30pm
Public Service Center
6th Floor Training Room #679
& Remote Participation via Microsoft Teams

Board members in attendance: Mike Odren, Seth Halling, James D. Howsley, Dan Wisner, Andrew Gunther, Eric Golemo, Sherrie Jones, Houston Aho, Les MacDonald

Board members not in attendance: Ryan Wilson, Terry Wollam

County Staff: April Furth, Maya Bunch, Jenna Kay, Brent Davis, Victoria Abram, Shannon Nasif, Oliver Orjiako, Naomi Patibandla, Dianna Nutt, Devan Rostorfer, Jose Alvarez, Maureen Patronaggio, Harrison Husting

Public: Trista Kobluskie, Jackie Lane, James Clark, Noelle Lovern, Ian Harkins

Call to Order: 2:00 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 with corrections)
- Review upcoming events:
 - COUNTY COUNCIL Work Sessions:
 - June 4, 2025, 9:00 am
 - Clean water Commission 2024 Annual Report & 2025 Work Plan
 - COUNTY COUNCIL Meetings:
 - June 3, 2025, 10:00 am
 - Road Vacation – NE 119th St
 - 2025 Amended Annual Construction Program
 - PLANNING COMMISSION Work Sessions:
 - June 5, 2025, 5:30 pm
 - Comp Plan Policy:
 - Climate Element (Chapter 14)
 - Rural and Natural Resource Element (Chapter 3)

- Parks, Recreation & Open Space Element (Chapter 7) with Climate Integration
- PLANNING COMMISSION Public Hearings:
 - No public hearings scheduled as of June 2, 2025.
- DEAB MEETING:
 - July 10, 2025, 2:00 pm
- DEAB member announcements:
 - Email from Jamie Clark regarding an interpretation on the compact lot and narrow lot standards and how they interact
 - To be added to July's DEAB agenda.
 - April Furth to be resigning as Community Development director; last day is June 6, 2025
 - Maya Bunch to be the interim director for community development

Stormwater Code & Manual Proposed Updates

Presenters: Ms. Kobluskie

- [Clark County Stormwater Code and Manual Update – Ecology Submittal](#)
- [County and Community Requested Changes, Batch 3](#)
- Out of over 100 requested changes, 10 are being presented to Ecology to review, because they are deemed “significant”. Changes are defined as significant if:
 - There was a change made to the text of a threshold or a minimum requirement
 - A change to document feasibility of a low impact development best management practice
 - If the change prohibited the use of a facility type
 - Made a change to the AKART (all known, available and reasonable methods of prevention, control and treatment) standards
- Book 1, Section 2.5.3.3
 - [Issue Decision - Item 74 Feasibility Criteria BMP T5-30A, Full Dispersion](#) –
 - This ensures that full dispersion is in alignment with the county's critical area code. It provides more flexibility for the use of full dispersion but also makes sure to avoid some of the risks of dispersion in geologically hazardous areas, while protecting critical areas.

- DEAB was shown changes in November 2024; a table that incorporated changes related to these 7 items that the Department of Ecology has identified as their significant mandated changes. These changes affect Books 1 & 2, and Title 40.
 - No edits have been made to these changes since they were shown in November 2024 and are being submitted to the Department of Ecology as-is.
- The Department of Ecology will have 180 days after the submittal to review; during that time, Otak will continue to work through other changes and will also revisit the list of 100 requested changes that were collected in 2024.
- Otak will return to DEAB towards Fall/Winter of 2025.

Climate Element Action Update

Presenters: Ms. Kay & Mr. Houston

- [Implementing New State Climate Change Planning Legislation in Clark County - DEAB](#)
- HB 1181 requires cities & counties in the state to incorporate a Climate Element into their Comprehensive Plan; this element focuses on building community resilience and reducing greenhouse emissions.
- The law is getting implemented in waves; Clark County is in the first wave with a due date of December 31st, 2025.
- The draft of Climate Element policies is nearly ready to bring to the adoption process, but adoption is many months away. The planning Commission & County Council won't be voting on this until late 2025 or early 2026, because it will be part of the entire Comprehensive Plan update.
- [Summary of Climate Impacts Draft 2024-2026](#) goes into detail of Climate Impacts for multiple sectors.
- [Clark County Community Greenhouse Inventory for Calendar Year 2022](#) provides the full report on emissions data being shown in this presentation.
- Clark County needs to align with the statewide target of getting to net zero emissions by 2050.

- Environmental Justice definitions were included in the Growth Management Act; this is the first time language surrounding vulnerable populations and overburdened communities have appeared in this act. There is an overlap between the Environmental Health Disparities map & the Air Quality (PM2.5 Concentrations) map shown in this presentation, and these studies need to be considered when creating policies to protect the vulnerable populations that are disproportionately affected.
- Clark County is only responsible for unincorporated Clark County. Cities also must implement this law and Clark County is working with them in parallel.
- The County and Cities share the same deadline and must do resilience and greenhouse reduction planning; Yacolt & La Center only must do resilience planning and have a different set of requirements.
- Chapter 14: Climate Element – New Proposed Climate Element Policies; DEAB is brought to focus on the Buildings & Energy and Transportation & Land Use sectors.
 - Staff are in the process of reviewing these policy tables with the Planning Commission and County Council, but hearings and voting will not occur until the very end of the Comprehensive Plan Update process, which will be either late 2025 or early 2026. DEAB is invited to review these policy tables and make comments.
 - Submitting comments in writing is encouraged. Any additional comments will be brought to the Planning Commission and County Council to consider; this doesn't mean no changes can be made, but we have our advisory group's recommendation, which is being moved forward. There is still room for additional feedback.
- Ms. Kay will return to a future DEAB meeting after reviewing with the Planning Commission and County Council, to give an update if any changes are proposed.

Expedited Review Process

Presenter: Mr. Davis

- [Concurrent Review Process Overview](#) – this is a pilot **draft** of the Concurrent Review process – the idea is for Land Use to learn and make changes by going through concurrent reviews in a few select cases. Nothing is formalized in terms of code.
- Only 2 concurrent reviews have been done; one is approved but has not started. They were similar projects, but one had more complicated revisions and probably generated more work for staff to keep it coordinated

- Clark County collaborated with City of Vancouver staff to discuss their process and potential challenges.
- The first thing being addressed is how to allow applicants to request concurrent review, which is foreseen to continue to be subject to manager approval. A potential option would have the applicant request a concurrent review during their Pre-Application Conference (PAC). If no Pre-Application Conference is required, or the applicant decides after the pre-application conference, a pre-application conference waiver will need to be completed.
- The current timeframe is 60 days to complete an application after a concurrent review request has been approved; an applicant can request an extension under certain conditions. Applicants may also want to ask for more time when they submit their concurrent review request, if they know then.
- DEAB brings concerns with the 60-day timeframe; engineering design plans can take up to 12 weeks on certain projects, and the consensus is that most projects that would be eligible for concurrent review would be infeasible in that amount of time.
- As Land Use continues to trial concurrent review projects, they expect to be able to trial more complex projects and address those time considerations. Applicants can always submit their Pre-App, get feedback on if their project would be best done concurrently, and submit a waiver.
- In the draft concurrent review process:
 - Both submittals to Land Use & Dev. Eng. will not be deemed complete until they are both deemed fully complete.
 - It's important that different versions of documents don't distort the narrative of the project.
 - An applicant receives their first Engineering Plan Review concurrently with their Early Issues.
 - When an applicant has their Early Issues, it's advised that they resubmit with all documents as a complete package at one time.
- If your project has a Road Modification that is essential; it must be determined before final engineering. There may be cases where you can do your Road Mod as a standalone in advance, or we can condition the Road Mod as part of the Land Use approval, but you'd still have to go back and revise your plans.

Public Comment

- No public comment.

Meeting adjourned 3:34pm

Meeting minutes prepared by: Mariah Shandra

Reviewed by: Victoria Abram