

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/Development Engineering

**DATE:** February 21, 2017

**REQUESTED ACTION:** Approve reduction in Simplified Stormwater SFR (1-9) Review Fees, per attached fee table; retroactive to January 1, 2017.

Consent       Hearing       County Manager

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

**BACKGROUND**

The DEAB Stormwater Subcommittee has met for the past few months to assist Developers and Builders in meeting updated requirements of the new Stormwater Code. During these meetings, it was realized that some Single Family Residence (SFR 1-9) projects result in a simplified approach to stormwater management involving splash blocks and natural dispersion only. While standard stormwater SFR (1-9) projects will keep the current engineering review base fee of \$1,150, this request is to reduce the fee for simplified stormwater SFR (1-9) projects, which result in splash blocks and natural dispersion, to \$850.

**COUNCIL POLICY IMPLICATIONS**

This action does not have direct County policy implications. It will reduce fees for simplified stormwater SFR (1-9) projects, from \$1,150 to \$850.

**ADMINISTRATIVE POLICY IMPLICATIONS**

This action does not have direct Administrative policy implications, however it does reinforce DEAB's purpose to work with the BOCC in reviewing current policy and specific development issues.

**COMMUNITY OUTREACH**

DEAB mentioned this fee consideration, as it initiated the Subcommittee, in its public meeting held September 1, 2016. Additionally, open bi-weekly Subcommittee meetings were held from September to December. Finally this will be brought before an advertised Public Hearing on February 21, 2017.

**BUDGET IMPLICATIONS**

YES	NO	
	X	Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation

PW17-015


X		Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.
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**BUDGET DETAILS**

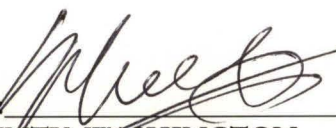
Local Fund Dollar Amount	\$0
Grant Fund Dollar Amount	\$0
Account	Development Engineering Plan Review Fees
Company Name	N/A

**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

  
 Gregory A. Shafer, PE  
 Development Engineering Manager

  
 Heath H. Henderson, PE  
 Public Works Director/County Engineer

**APPROVED:**   
 CLARK COUNTY, WASHINGTON  
 BOARD OF COUNTY COUNCILORS  
 DATE: Feb. 21, 2017  
 SR#                     



**APPROVED:** \_\_\_\_\_  
 Mark McCauley, County Manager

DATE: \_\_\_\_\_

# BUDGET IMPACT ATTACHMENT

## Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information: Current engineering review base fee of \$1,150. This request is to reduce the fee for simplified stormwater SFR (1-9) projects to \$850. A reduction of \$300 which results in a loss of revenue of approximately \$45,000.

## Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
1012 Road Fund/Dev Eng	(-\$45,000)	(-\$45,000)	(-\$45,000)	(-\$45,000)	(-\$45,000)	(-\$45,000)
<b>Total</b>	<b>(-\$45,000)</b>	<b>(-\$45,000)</b>	<b>(-\$45,000)</b>	<b>(-\$45,000)</b>	<b>(-\$45,000)</b>	<b>(-\$45,000)</b>

II. A – Describe the type of revenue (grant, fees, etc.) It is a Single Family Residence (1-9) engineering review fee.

## Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		RF	Total	RF	Total	RF	Total
<b>Total</b>							

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
<b>Total</b>						



**NOTICE OF PUBLIC HEARING**

**Ordinance 2017-02-01  
2017 Fee Reduction for Development Permit Review Fees**

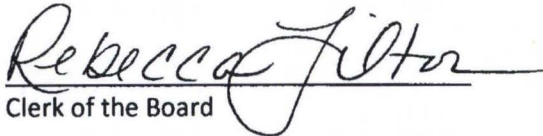
The Clark County Council will hold a public hearing on February 21, 2017 at 10 a.m. in the Council Hearing Room, 6<sup>th</sup> floor, 1300 Franklin Street, Vancouver, Washington to consider:

The adoption of an Ordinance relating to residential construction reducing development permit review fees for properties meeting minimum criteria discussed in the ordinance.

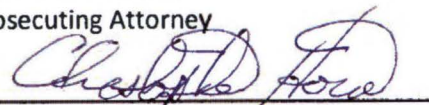
More information concerning this matter may be obtained by contacting Dianna Nutt at the Clark County Department of Public Works, 1300 Franklin, Vancouver, Washington, telephone (360) 397-6118, ext. 5790.

Any person wishing to give testimony in this matter should appear at the time, date and place above stated.

BOARD OF COUNTY COMMISSIONERS

  
Clerk of the Board

Approved as to Form Only  
ANTHONY F. GOLICK  
Prosecuting Attorney

By   
Deputy Prosecuting Attorney

Publish: February 6, 2017



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322;  
**Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

ORDINANCE 2017-02- 08

An Ordinance relating to residential construction reducing a development, permit review fee.

WHEREAS, the Board of County Commissioners approved new development fees for Community Development and Public Works on June 8, 2009;

WHEREAS, as a result of the efforts of the Development Engineering and Advisory Board with county staff, it was determined that the stormwater review fee for certain residential projects can be reduced;

WHEREAS, a legal notice of the Board of County Commissioner's public hearing was published on, 2017;

WHEREAS, the Board of County Commissioners took public testimony on 2/21, 2017 on this matter;

WHEREAS, following a duly advertised hearing, the Board of County Councilors concludes that adoption of this ordinance will further the public welfare; NOW, THEREFORE,

BE IT HEREBY ORDERED, RESOLVED AND DECREED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, STATE OF WASHINGTON, AS FOLLOWS:

**Section 1. Amendatory.**

Section 3(Ex. A) of Ord. 2001-12-09 as most recently amended by Section 3 of Ord. 2016-09-031 and codified as CCC 6.110A.020 is each amended to read:

**6.110A.020 Development engineering plan review fees.** 

Fees for those final construction plan review activities included in Table 6.110A.020 shall be collected prior to processing the application:

Section	Activity	Fee	Issuance Fee
1	Preliminary Engineering Fees		
A	Appeals to Hearing Examiner	414	53
B	Columbia River Gorge <sup>(2)</sup>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53

**Table 6.110A.020—Development Engineering Plan Review Fees**

(1)

Section	Activity	Fee	Issuance Fee
<b>C</b>	<b>Conditional Use Permit<sup>(4)</sup></b>		
	Engineering review	1,800	53
<b>D</b>	<b>Continuance of Hearing—Applicant Initiated for Engineering Issues (in addition to planning fee)</b>	912	n/a
<b>E</b>	<b>Critical Aquifer Recharge Area Permit (CARA)—Type 1, 2, and 3 Site Plan Review</b>	900	53
<b>F</b>	<b>Floodplain Inquiry</b>	291	53
<b>G</b>	<b>Geological Hazard</b>		
	Preliminary engineering review	483	53
<b>H</b>	<b>Home Business—All Major and Minor Types<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>I</b>	<b>Legal Lot Determination<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>J</b>	<b>Master Plan</b>		
	Engineering review for standalone master plans Maximum fee = \$10,000	Hourly rate; initial deposit \$200 <sup>(3)</sup>	94
<b>K</b>	<b>Plat Alterations<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>L</b>	<b>Post Decision Reviews (Type 1, 2, and 3)</b>		
I	Engineering review	1,250	53
II	Major change to technical design	1/2 regular fee	53



**Table 6.110A.020—Development Engineering Plan Review Fees**

(1)

Section	Activity	Fee	Issuance Fee
<b>M</b>	<b>Pre-Application Conference (All Types)</b>		
I	Pre-application conference	1,405	94
II	Pre-application waiver request	38	n/a
<b>N</b>	<b>Road Modification—Transportation</b>		
I	Technical road modification	1,200	53
II	Major road modification	1,559	53
III	Minor road deviation—Stand alone only <sup>(5)</sup>	250	53
<b>O</b>	<b>Short Plat<sup>(6)</sup></b>		
	Engineering review	2,108	94
<b>P</b>	<b>Site Plan<sup>(6)</sup></b>		
I	Types 1, 2, and 3—Engineering review	2,743	94
II	Unoccupied commercial and utility structures <sup>(7)</sup>	601	94
III	Highway 99 sub-area reviews	Standard preliminary engineering fees plus 25%	n/a
<b>Q</b>	<b>Site Plan Review—Fast Lane Permitting</b>		
	Program for reduced time lines for site plan review	Site plan review fee	n/a
<b>R</b>	<b>60-Day Review</b>	Standard preliminary and final engineering fees	n/a
<b>S</b>	<b>Subdivision (all sizes)<sup>(6)</sup></b>		

**Table 6.110A.020—Development Engineering Plan Review Fees**

(1)

Section	Activity	Fee	Issuance Fee
	Engineering review	3,757	94
<b>T</b>	<b>Variance</b>		
I	Stormwater (All variance types) <sup>(8)</sup>	1,207	53
II	Administrative land use (All land use types) <sup>(9)</sup>	575	53
<b>2</b>	<b>Final Engineering Fees</b>		
<b>A</b>	<b>Drainage Project</b>		
	Stormwater plan review <sup>(10)</sup>	828	94
<b>B</b>	<b>Floodplain Review</b>	1,370	53
<b>C</b>	<b>Geological Hazard</b>		
	Final Engineering Review	710	53
<b>D</b>	<b>Grading and Drainage—Plan Review</b>		
I	Fee based on earthwork volume and stormwater requirements:		
a	Volume 499 c.y. or less		
	Basic grading only	365	94
	Basic grading and stormwater MR No. 1-5	1,193	94
	Basic grading and stormwater MR No. 1-10	3,293	94
b	Volume 500 to 4,999 c.y.		
	Basic grading only	718	94
	Basic grading and stormwater MR No. 1-5	1,546	94



**Table 6.110A.020—Development Engineering Plan Review Fees**

(1)

Section	Activity	Fee	Issuance Fee
	Basic grading and stormwater MR No. 1-10	3,646	94
c	Volume 5,000 to 25,000 c.y.		
	Basic grading only	1,739	94
	Basic grading and stormwater MR No. 1-5	2,567	94
	Basic grading and stormwater MR No. 1-10	4,667	94
d	Volume greater than 25,000 c.y.		
	Basic grading only	2,000	94
	Basic grading and stormwater MR No. 1-5	2,828	94
	Basic grading and stormwater MR No. 1-10	4,928	94
II	Fee to extend expired approved grading permit <sup>(11)</sup>	50% of original fee	94
<b>E</b>	<b>Post Plan Approval—Plan Revisions</b>		
	Change design after construction plans approval	Hourly rate; initial deposit \$200 <sup>(3)</sup>	94
<b>F</b>	<b>Single-Family Residence Stormwater Reviews</b>		
I	Roof and crawlspace drainage review <sup>(13)</sup>	345	n/a
II	Stormwater review (MR No. 1- <del>109</del> )	1,150	94
III	<u>Stormwater review (MR No. 1-9 with special consideration for lots approved for splash blocks and long term natural dispersion)</u>	<u>850</u>	<u>94</u>
<b>G</b>	<b>Short Plat</b>		
	Engineering Plan Review. Fee based on stormwater		

**Table 6.110A.020—Development Engineering Plan Review Fees**

(1)

Section	Activity	Fee	Issuance Fee
	requirements:		
	Basic engineering review	1,700	94
	Basic review and stormwater MR No. 1-5	2,444	94
	Basic review and stormwater MR No. 1-10	3,800	94
<b>H</b>	<b>Site Plan</b>		
I	Types 1, 2, and 3—Final Engineering Review. Fee consists of base fee (based on stormwater complexity) plus disturbed area component  Maximum fee = \$20,000		
a	Base fee (based on stormwater complexity):		
	Basic engineering review	1,000	94
	Basic review and stormwater MR No. 1-5	4,200	94
	Basic review and stormwater MR No. 1-10	6,900	94
b	Plus fee component for square feet of disturbed area <sup>(12)</sup>	0.025/s.f.	n/a
<b>I</b>	<b>Subdivision (all sizes)</b>		
	Engineering Plan Review. Fee based on stormwater requirements:		
	Basic engineering review	2,900	94
	Basic review and stormwater MR No. 1-5	4,845	94
	Basic review and stormwater MR No. 1-10	6,200	94
<b>J</b>	<b>Additional Final Engineering Plan Reviews—Fee Required</b>	745	94

**Table 6.110A.020—Development Engineering Plan Review Fees**

(1)

Section	Activity	Fee	Issuance Fee
	<b>for Each Review after Third Submittal</b>		

*Notes:*

- 1 *Cost Recovery. Applicant is required to pay consultant's fees to review specialized designs, including but not limited to structural walls and bridges. County will send the consultant's bill to the applicant; total amount must be paid before the project is approved or finalized.*
- 2 *This fee only applies when development engineering review is requested by community development.*
- 3 *The hourly rate fee is calculated using a standard annual hourly rate schedule (by job classification) multiplied by actual staff hours spent on the project. The hourly rate includes salary, benefits, and program overhead. County will send a final itemized billing, less any initial deposit, that must be paid before the project is approved or finalized.*
- 4 *Fee is in addition to development engineering fees associated with a land division and/or site plan.*
- 5 *There is no fee for minor road deviations requested at the same time as a related land use or engineering application. The minor road deviation stand alone fee applies to applications not associated with a land use or engineering permit.*
- 6 *For applications with both a development engineering preliminary land division (PLD) and a preliminary site plan (PSR) that are submitted and processed together resulting in one (1) land use decision, the development engineering fee will equal seventy-five percent (75%) of the combined total of the PLD and PSR cases.*
- 7 *The unoccupied commercial and utility structures fee category is only for simple reviews. Projects that trigger stormwater minimum requirements (MR) No. 1-5 or No. 1-10 are required to pay the standard site plan review fee.*
- 8 *Fee applies for stormwater variances defined in Section [40.386.030\(D\)](#).*
- 9 *Fee applies for land use variances defined in Section [40.550.020](#), when engineering review is required.*
- 10 *This fee category is only for drainage projects (including the excavation or construction of pipes, culverts, channels, embankments or other flow-altering structures in any stream, stormwater facility, or wetland) that have less than fifty (50) c.y. of earthwork. If the earthwork is fifty (50) c.y. or greater, then the grading and drainage plan review fee category is required.*



11 Approvals for grading and drainage plan reviews expire in one (1) year. Extensions are allowed if fees paid before the engineering approval expiration date. Requests to extend engineering approvals after the expiration date may be considered; full engineering fees would apply.


12 Disturbed area is defined in Section 40.386.010.

13 Fee category applies to the review of proposed revisions to a previously approved land division that impacts single-family residence lot drainage.

Adopted on this 21<sup>st</sup> day of February, 2017.

BOARD OF COUNTY COUNCILORS  
CLARK COUNTY, WASHINGTON

Attest:

  
Clerk of the Board

  
Marc Boldt, Chair

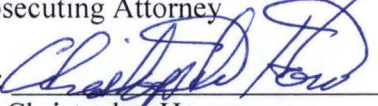
Approved as to Form Only:

ANTHONY GOLIK

Prosecuting Attorney

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Jeanne E. Stewart, Councilor

By:

  
Christopher Horne,  
Deputy Prosecuting Attorney

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Julie Olson, Councilor

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John Blom, Councilor

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Eileen Quiring, Councilor

