



proud past, promising future

DEVELOPMENT and ENGINEERING ADVISORY BOARD

2012 Annual Report and 2013/2014 Work Plan

The Board of Clark County Commissioners (BOCC) formed the Development and Engineering Advisory Board (DEAB) in late 2006. DEAB works with Community Development, Public Works, and Environmental Services to review process improvements, proposed code changes, and development fee strategies.

Although initially formed to focus on development engineering issues, the BOCC broadened DEAB's responsibilities in 2010 to cover the county's entire development and building activities. DEAB's bylaws are attached to this report.

DEAB has nine members. Seven members are selected and appointed by the BOCC: five private-sector planners or engineers, one construction contractor, one land developer, one local municipality representative, and one Building Industry Association representative. Two at-large members are nominated by DEAB, with appointment by the BOCC. The 2012 roster included:

Chair	James Howsley	Jordan Ramis PC
Vice-Chair	Helen Devery	BergerABAM
	Mike Bomar	SW WA Contractors Assoc.
	Ott Gaither	Gaither Homes, LLC
	Eric Golemo	SGA Engineering, PLLC
	Andrew Gunther	PLS Engineering
	Greg Jellison	HDJ Design Group, PLLC
	Mike Odren	Olson Engineering
	Vacant	(Public Sector Planner/Engineer)

New 2013 Members:

Steve Bacon	Clark Regional Wastewater District
Don Hardy	BergerABAM

2012 Accomplishments

The past year was a busy and challenging one for DEAB. The following is a summary of DEAB's accomplishments:

Code Revisions

DEAB reviewed and formally commented on numerous county code revisions. DEAB provided feedback to staff on initial concepts, provided guidance to Planning Commission for their work sessions, and formally testified at both Planning Commission and BOCC public hearings.

1. Retooling Our Code (ROC) Batch #5
 - Above-ground rainwater cisterns
 - Rural streamlining/geologic hazard area reviews
 - Urban cottage housing
 - Consolidate and streamline development fee tables
2. ROC Batch #6
 - Transportation standard road cross-sections
 - Grading (technical revisions)
3. Floodplain Code
4. Spring and Fall Biannual (Minor) Code Amendments
5. Employment Zone Streamlining
6. Traffic Impact Fee (TIF) Installment Plan, One-Year Extension of Lower TIF Rates, and Early Concurrency
7. Private Bridges

Development Related Issues

1. Supported proposal to extend preliminary land use approval expirations
2. Discussed legal lot definitions and requirements
3. Regular briefings and formal testimony on the Shoreline Master Program
4. Regular updates on the Fee Holiday waiver program
5. Discussed implications of the December 2011 federal stormwater injunction
6. Updates on current TIF and concurrency practices
7. Updates on Lands for Jobs initiative
8. Ongoing legislative updates
9. Briefed on Community Planning's 2013 Work Plan

Process Improvements

1. Supported electronic submittal process for Development Engineering final engineering plans
2. Did not support "Developer Certification" pilot program for final engineering submittals with three (3) "yes" votes, two (2) "no" votes, and one (1) "abstain" vote
3. Requested that Community Development update the 60-Day Type 2 Review process to make it a permanent procedure
4. Provided comments on the final plat recording process and the timeline for BOCC consent action

Technology

1. Supported updating technology to increase efficiency in Development Engineering
2. Supported replacing Tidemark permitting software system
3. General discussion of technology trends in the development and building construction industries

Participation on Special Work Groups

In addition to the regular monthly meetings, DEAB members assisted on several special working groups:

- Grading
- Private Bridges

- Road Standard Cross-Sections
- Shoreline Master Program

Economic Development

DEAB also sponsored an "Economic Development Summit" with numerous regional stakeholders that was well attended. The meeting notes are attached with this report.

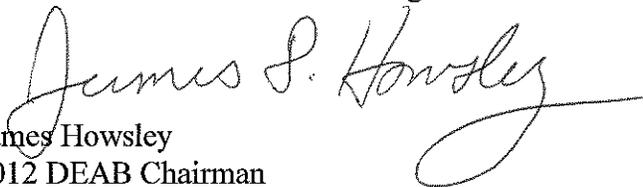
2013/2014 DEAB Work Plan Suggestions

DEAB held a retreat on March 22, 2013, to review progress on the 2012 work plan and to prioritize possible work plan activities for the next 18 months. DEAB looks forward to discussing the following proposed top priorities with County Commissioners:

1. Economic Development. DEAB could assist with the BOCC's commitment to economic growth.
2. Fee Reforms. Fees include fee holiday programs, impact fees, concurrency, and development and building permit fees. Are fee reforms and current practices successful in generating job growth?
3. Process Improvements. DEAB could provide guidance in the following areas:
 - a. Tidemark (permit software) replacement project and other technology
 - b. LEAN efficiency implementation
 - c. Customer service enhancement
 - d. Staffing levels and resource strategies as development activity increases

A detailed work plan is also attached that includes additional DEAB activities.

DEAB looks forward to continuing their successful collaboration with Clark County.


James Howsley
2012 DEAB Chairman

Attachments:

1. DEAB Bylaws
2. 2012 DEAB Economic Development Summit Notes
3. DEAB Work Plan

***SUBMITTED TO THE BOARD OF CLARK COUNTY COMMISSIONERS FOR A
WORK SESSION SCHEDULED FOR APRIL 24, 2013.***

DEVELOPMENT and ENGINEERING ADVISORY BOARD

BYLAWS

SECTION 1: PURPOSE

The Board of Clark County Commissioners (BOCC) has established a Development and Engineering Advisory Board. The purpose of the advisory board is to serve as a standing advisory committee to Community Development, Environmental Services, Public Works, and the BOCC. The Development and Engineering Advisory Board will be a procedural step in reviewing new policy and code revisions, provide input on process improvements, and review specific development issues.

SECTION 2: DUTIES

The Development and Engineering Advisory Board has the following duties and responsibilities, as directed by the BOCC, including, but not limited to:

- A) The advisory board shall review and evaluate on an ongoing basis consistency in plan submittal review.
- B) The advisory board shall assist to standardize and accelerate the development review processes performed by Community Development, Environmental Services, and Public Works.
- C) The advisory board shall advise the BOCC on adequate staffing levels, staff expertise, resources, and customer service attitudes.
- D) The advisory board shall facilitate collaborative partnering between the public and private sectors.
- E) The advisory board shall review and comment as requested by the BOCC and/or senior staff on project specific development issues.
- F) The advisory board shall coordinate its activities with other agencies and boards involved with development review and regulation to avoid duplication and provide the best service possible.

- G) The advisory board shall not be responsible for the day-to-day operations of county development functions and shall refer those matters to appropriate staff members. The current phone number and mailing address are as follows:

Development and Engineering Advisory Board
c/o Clark County Public Works – Development Engineering
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-6118

SECTION 3: MEMBERSHIP

The Development and Engineering Advisory Board consists of nine members. Members are appointed by the BOCC. Appointments shall attempt to include the following affiliations and categories, as provided below. Such representation shall be:

- A) Three members who are a private-sector planner or consulting licensed professional engineer who work or live in Clark County;
- B) One member who is a public sector planner or licensed professional engineer who works or lives in Clark County;
- C) One member who is a construction contractor who works or lives in Clark County;
- D) One member who is a land developer who works or lives in Clark County;
- E) One member who is a representative of the Building Industry Association of Clark County.
- F) Two at-large members professionally associated with development work.

In addition to these members, the directors of Community Development, Environmental Services, and Public Works shall serve as ex-officio, non-voting members of the advisory board.

SECTION 4: TERMS OF THE OFFICE

All members shall be appointed or reappointed to two-year terms. More than one consecutive term may be served.

SECTION 5: APPOINTMENTS AND VACANCIES

For the two at-large positions, the advisory board shall recommend applicants to the BOCC for appointment. The advisory board shall make these recommendations based on the background of current members and the advisory board's priorities for upcoming years. The goal is to have membership on the advisory board represent a balance of development interests.

For all other positions, the BOCC shall appoint members after soliciting letters of interest for the advisory board.

When vacancies occur, the BOCC shall appoint someone to fill the unexpired term. This includes vacancies caused by a change in status of a member under the selection criteria set forth above during the course of their term.

Vacancies may be declared when any member misses three consecutive regular meetings or when any member misses the equivalent of one-quarter of the scheduled meetings within a 12-month period. Reasonable effort will be made to determine the member's continued interest before the vacancy is declared.

This section will in no way abrogate the authority of the BOCC to reappoint a member to finish their original term of appointment.

SECTION 6: OFFICERS

The advisory board shall elect annually one of its voting members to serve as chair and one member to serve as vice-chair; other officers shall be elected as the board deems appropriate.

Election of officers shall be held at the first regular Board meeting of the calendar year. All terms of elected office shall be one year. More than one consecutive term may be served.

SECTION 7: MEETINGS

The advisory board will hold regular meetings, open to the public, and will give advanced public notice of these meetings by notice on the Clark County web site and via e-mail when requested. Until otherwise determined by the advisory board, the regular board meetings will be held as follows:

Day:	First Thursday of each month
Time:	2:30-4:30 p.m.
Place:	Clark County Public Service Building 1300 Franklin Street Vancouver, WA 98666

A majority of the currently appointed board members shall constitute a quorum.

The advisory board shall keep written record of meetings, resolutions, recommendations, findings, etc., which shall be a public record. The county shall provide staff to take minutes.

In the absence of the chair and vice-chair (in the event a vice-chair has been elected), an acting chair shall be appointed by the board members present.

SECTION 8: AMENDMENTS TO BYLAWS

The provisions set forth herein (except those established by statute and county resolution) may be amended by a two-thirds vote of the advisory board members. Any amendments shall be voted on at a regular meeting and all members shall receive a minimum of 10 days prior notice.

SECTION 9: PARLIAMENTARY AUTHORITY

All meetings of the Board shall be conducted using Roberts Rules of Order Newly Revised as a nonbinding guide.

Meeting Notes
Development and Engineering Advisory Board Economic Development Summit
1:00 - 4:30 p.m. July 19, 2012

INTRODUCTION

James Howsley, DEAB Chair, welcomed the group and discussed how development groups and their initiatives can get isolated into silos. The purpose of this summit is to bring all groups together for a frank, honest conversation about what can be done collectively.

James also introduced the moderator, **Jeanne Lawson of JLA Public Involvement**, and had all participants and audience members introduce themselves.

PRESENTATIONS

Oliver Orjiako, Clark County Community Planning, passed out a handout and explained the process for updating Clark County's comprehensive plan. Oliver said one of the most important steps will be reviewing the Community Framework Plan, which was adopted in 1993. Oliver said he anticipates a "check in" with the community to see how the community's vision, as reflected in the framework plan, has evolved in almost 20 years since its adoption.

A work session with the Board of County Commissioners on the framework plan has been scheduled for August 29, and the entire comprehensive plan will be updated by June 30, 2016, Oliver said.

Marty Snell, Clark County Community Development mentioned three priorities and briefly described some initiatives the county is undertaking in each area:

- Time – Clark County has a pilot program for a 60-day review with engineering and planning review happening concurrently. A handful of projects have gone through this process, and the county already is talking about making this a permanent process.
- Money – Clark County is partnering with the Greater Vancouver Chamber of Commerce to examine the process for reviewing commercial buildings and tenant improvements. Currently, the process is "one size fits all." The county wants a more tailored approach, which should reduce costs to businesses. A work session with the Board of County Commissioners is scheduled for 11:00 a.m. July 25.
- Customer service – Marty said customer service is at the heart of the county's permit center. The county will look to improve the permit center, with a 6-9 month implementation schedule.

Kevin Gray, Clark County Environmental Services, said his department's No. 1 priority is reasonable stormwater regulation that satisfies the county's municipal stormwater permit, protects the environment and balances all Growth Management Act values.

Kevin noted that the county is involved in stormwater litigation at the Washington Court of Appeals. The county also is monitoring proposed regulations for the new stormwater permit, which will be published on Aug. 1. These regulations will have significant implications for the community, including a mandate for low impact development. Kevin said there will be a 30-day appeal process following the Aug. 1 publication during which the county and others can challenge.

Another priority is aligning regulations for critical areas at the local, state and federal levels, he said.

John Peterson, Clark Regional Wastewater District, said five years of planning have gone into the creation of a regional sewer partnership, the Discovery Clean Water Alliance, which involves Clark County, Clark Regional Wastewater District and the cities of Battle Ground and Ridgefield.

John reviewed three key parts of the fledgling partnership:

- Owning and operate a regional system consisting of sewage treatment plants and large sewer transmission lines.
- Building a major capital project: a sewage transmission line along Interstate 5 from Ridgefield and connecting into Clark Regional Wastewater District's system and the Salmon Creek Treatment Plan.
- Consolidating local collections systems between Clark Regional Wastewater District and the city of Ridgefield.

John said the community has had business prospects look at property along the Interstate 5 corridor, from the Clark County Fairgrounds to Ridgefield and La Center, but they have gone elsewhere because of inadequate infrastructure, including sewerage.

Lisa Nisenfeld, Columbia River Economic Development Council, said the council adopted a strategic plan last fall and has focused on several issues:

- Lands for jobs – Sufficient land base for employers.
- Business growth – Helping existing business expand, which likely will be how the community emerges from the ongoing economic downturn.
- Entrepreneurship and education – Education is the basis for all economic development, especially in the knowledge economy.

Lisa said the development review process needs to be accelerated, which means faster permitting, adding that the area's permitting timelines are "extremely noncompetitive" compared with other states.

David Ripp, speaking for Camas-Washougal Economic Development Council, said the council consists of the two cities along with the Port of Camas-Washougal. The council is examining a number of incentives and economic development tools, including industrial revenue bonds and new tax credits.

Matt Hoffstetter, Greater Vancouver Chamber of Commerce, said the chamber recently conducted a poll of its membership and identified a problem: small businesses that do not hire professionals to guide them through the review process for opening a new business or expanding/renovating an existing one.

Matt said the chamber has been working with Clark County Community Development, specifically Marty Snell, Jim Muir and Jon Dunaway, to come up with "a finer tooth comb" to assist these types of businesses. One example is the county is working on a "business certificate" process for simple changes in occupancy.

Mike Bomar, DEAB, Southwest Washington Contractors Association and Responsible Growth Forum, said the contractors association seeks to provide more job opportunities for local contractors. Mike talked about developing a jurisdictional matrix showing permitting requirements at the local, state and federal level. The association is interested in reducing the time it takes to obtain permits.

Avaly Mobbs, Building Industry Association of Clark County, said her group represents 10,000 employees locally. The county BIA chapter is No. 1 in the state and No. 4 in the nation in membership growth, which indicates that something is happening in terms of economic recovery.

BIA has intervened to defend the county's stormwater program and has lobbied against expanding National Pollutant Elimination Discharge System requirements, Avaly said.

A healthy business climate relies heavily on a healthy housing stock, she said. BIA supports delaying the payment of impact fees until the sale of the home and the occupancy of commercial buildings, she said.

BIA also supports setting up something locally that is similar to the Community Investment Initiative in Oregon, <http://communityinvestmentinitiative.org/>

Kathy Holtby, Port of Vancouver USA, said there needs to be streamlined, predictable and cost-effective permitting on the state, federal and local level. The port was able to recruit Farwest Steel, and testimonials about that process are going around the world.

Another company, Sapa, decided to come to Vancouver after the port agreed to make tenant improves to the former Panasonic building, she said. The total cost was \$1.3 million, with \$800,000 coming from a state low-income loan from the state.

Kathy said the port currently is at 98 percent occupancy. Following the closure of Panasonic, the port's occupancy was 82 percent.

The port also received a \$5.7 million grant from Washington Jobs Now that will help pay for infrastructure improvements to the Centennial Industrial Park, she said. The port hopes to have the park ready for new prospects in 12-24 months.

Brent Grening, Port of Ridgefield, said the port has 100 acres of raw land. There is not a lot of available space in Ridgefield. Infrastructure improvements, including sewer capacity through the Discovery Clean Water Alliance, will be critical.

David Ripp, Port of Camas-Washougal, said the port also is 98 percent leased, with only 3,500 square feet of space available out of 150,000 square feet. The port is working on Steigerwald Commerce Center, a heavy industrial park, and has received a \$1.5 million grant through Washington Jobs Now.

David said the port can see a major transportation project being built right in front of its offices with the Washington State Department of Transportation's work on State Route 14. The project is moving quickly, and completion has been bumped up to November 2012, he said.

Catherine Rich, Identity Clark County, said the Columbia River Crossing will remain a major focus, along with other transportation priorities.

Sam Crummett, City of Battle Ground, said his city has tried to speed up the development review process. At the beginning, both sides record key dates on a three-month calendar. The best example of how this process has been successful is Vancouver Clinic.

Chad Eiken, City of Vancouver, mentioned four issues and priorities for his city:

- 1) Create a culture of customer service among development reviewers
- 2) Forge a culture of collaboration between departments
- 3) Fix outdated, unnecessary regulations. Vancouver has eliminated its downtown design committee. It still has design guidelines and standards, but the review is done at the staff level.
- 4) Embrace technology. Vancouver is moving to electronic plan review and hope to have that in place next summer.

Chad said the city is working to improve the way information is presented on the city's website and seeing what improvements it can make without code changes. Planning and engineering reviews take place concurrently and applicants can opt to submit building plans at the same time.

Chad said the city has pre pre-application conferences. For 15 years, the city has provided a single point of contact to make the process easier on the applicant.

David Ripp said the major holdup on the Stiegerwald Commercial Center has not been local officials but the U.S. Army Corps of Engineers.

Kathy Holton said short time frames are essential. Business prospects want something now or in no more than six months, and they do not want to go through protracted processes. There is a lot of pent-up demand in the economy, but companies with money to spend continue to hold back because of uncertainty

Lynn Valenter, Washington State University Vancouver, said the university is putting its business students to work helping businesses grow, not necessarily startups but ones that have been in business for three to five years.

Lynn said the university continues to discuss developing a research park but that is a long-term project.

OPEN DISCUSSION

Following the presentations, **Jeanne Lawson** asked participants to write three top issues, one per card, that they would like to see addressed in the next 18 months.

County staff arranged those cards on a purple "sticky board" under seven broad categories:

- Infrastructure and funding
- Culture of customer service
- Regulatory reform
- Pre-planning
- Community vision/alignment

- Communication/partnership
- Land

Marty Snell briefly reviewed many of the issues listed under the seven categories.

Lisa Nisenfeld said CREDC recently received emails from someone who was outraged by his or her experience with permitting. There were such long delays that the six-month application had expired. Perhaps when a deadline has been missed, the permit center should start paying back some fees, she said.

When the economy rebounds, we could have a surge of expansion and investment, Lisa said. Will the community be ready to handle this sudden increase?

Mike Odren, DEAB member, said there definitely has been an improvement in customer service locally. Today, the process is far more proactive and collaborative than it was 20 years ago, when it was “us vs. them.”

Mike said he is surprised it took so long for the county to go to a 60-day process when the city has had a 90-day process for five to seven years. He added that he routinely talks to government staff members who do not know what other local governments are doing.

Lisa Nisenfeld said local communities should be looking to use the “lean” process, which she described as the most transformative process she has ever seen.

Axel Swanson, Board of Clark County Commissioners, said he and County Administrator Bill Barron have looked at what King County has done using the lean process, adding that Cowlitz County used lean a little during his tenure there.

Marty Snell said lean is all about stripping something down to its bare essentials and rebuilding it. Marty said his highest priority is to replace the county’s Tidemark electronic permit system. New permitting systems have much more routing and notification options, which in turn fosters concurrent and parallel reviews, not sequential reviews.

Helen Devery, DEAB Vice Chair, said the real delays are at the state and federal level. Helen said she, as a professional working in this field, does not know what is being done to address this issue at the state and federal level.

Kevin Gray said the community’s focus should be on instigating change at the state level. The public and private sectors need to work more closely together. The county cannot accomplish much alone as a local agency and not even when working together with other counties, he said. It’s only when it forges a public-private partnership, combined with general populace support, that the particular issue gets attention. At the state level, people with common interests and goals can work together and affect positive changes at the Washington State Department of Ecology and the Washington Department of Fish and Wildlife.

Eric Golemo, DEAB member, said that when he talks to people at the state level, he is often surprised about how little they know about what is going on at the local level.

Axel Swanson said there is substantial agreement on many issues. The county and community pushed hard on stormwater in the Legislature this last session, but there needs to be this type of meeting in Olympia to develop a short list of priorities.

Lisa Nisenfeld briefly reviewed an eight-point plan that CREDC is developing.

Helen Devery said she has not participated in this type of summit or forum with state officials and suggested the group might need to have this discussion at a different level.

Oliver Orjiako said too often, local communities react to rules instead of helping write them.

James Howsley said the Growth Management Act was supposed to be a “bottom up” approach toward planning, but instead it has morphed into an Oregon-style “top down” model, not only for stormwater but for critical areas as well

Brent Grening said he talks with other ports and there is considerable frustration with Washington State Department of Ecology. There is a complete disconnect between managers and the next layer down in the organization, the people who are directly involved in local projects, he said.

Marty Snell said a group of planners from Southwest Washington have been meeting with Tom Klingman from the Department of Ecology.

Marty said it took three legislative sessions but a bill finally passed for Department of Ecology to work with eight stakeholder groups to look at thresholds for what is exempt from SEPA review and perhaps look at the SEPA checklist, which is now 40 years old.

Marty said Department of Ecology has not looked at SEPA rules since adoption of the Growth Management Act. It needs to eliminate redundancies while keeping environmental protections in place.

Eric Golemo said relatively few bills get enacted into law because there are all kinds of ways to kill a bill. Administrative rules are a far different story. Typically hearings only deal with how to implement new rules, not whether they should be enacted in the first place, he said.

Helen Devery noted that the Washington State Department of Transportation has no future funding to pay for additional transportation infrastructure and maybe it is time to take another look at tax increment financing.

Greg Jellison, DEAB member, said the current program is little more than a lottery.

Helen Devery said she suspects there will be an increased emphasis on public-private partnerships to help fill funding holes.

Eric Golemo said grant money goes to ports and other governments, but the private sector does not have the ability to secure funding, even through a lottery system.

John Peterson said the regional transmission line along the I-5 corridor is a \$25 million project, with \$20 million coming from two Public Works Trust Fund loans.

John said the regional partnership has identified \$600 million in potential sewerage infrastructure to be built in the next 25 years. The community needs to be a step ahead so it has sites ready for development but not too far ahead where it have valuable infrastructure installed but no revenue flow to help pay for it. This reinforces the need for better coordination and to make targeted investments, he said.

Lisa Nisenfeld said it ultimately be up to the Board of County Commissioners to reconcile competing interests in updating the comprehensive plan. She said she attended a recent hearing on the “Growing Healthier Plan” and it seemed as if the county was approaching this issue from two different directions.

Lisa said the community needs to optimize its job producing lands and must ask itself if it wants to continue to have 30-35 percent of its work force community to Oregon for jobs.

Greg Jellison said he remembers when Padden Parkway was developed. Because federal dollars were used, it was necessary to study the cumulative effects of building this infrastructure. The community was trying to create jobs but federal officials were far more concerned about the environmental impact of development that could be induced.

Marty Snell said Clark County found itself in the same issue with the Salmon Creek Interstate Project. Construction was delayed by a year because of concerns from the National Marine Fisheries Service in an area that was inside an urban growth boundary and was already largely developed, he said.

Jeanne Lawson said she can name at least three other jurisdictions that have had similar problems.

R. Tom Smith, a commercial real estate broker, said he represents some projects on 192nd Avenue. The feedback he hears is that local officials are good to work with.

Greg Jellison said there needs to be as much as consistency as possible for local standards for streets, water and sewer.

Greg said relationships are important. Local officials get to know the engineers, attorneys and other professionals and work with them well, but a small business might have a different experience.

R. Tom Smith said the city of Vancouver has information online that provides step-by-step guidance for applicants.

Lynn Valenter said WSU Vancouver is a long-term developer of a plot of land. That role is changing because state capital dollars will not be coming to the university as they have in the past, which may cause it to look for more public-private partnerships.

Jeanne Lawson and **James Howsley** wrapped up the summit. James said he expects to continue this conversation.

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DEVELOPMENT and ENGINEERING ADVISORY BOARD

DEAB Work Plan (Version April 16, 2013)

On March 22, 2013, DEAB met for a planning retreat to discuss possible 2013/2014 priorities. DEAB also reviewed the status of previous activities. The following table is regularly updated as DEAB accomplishes tasks and revises its work plan.

Original Work Plan Date	Revised Work Plan Date	Topic	Status
COMPLETED ACTIVITIES			
MAY 2012		Floodplain Code Proposals	BOCC adopted
MAY 2012		2012 Spring Biannuals	BOCC adopted
JUNE 2012		Shoreline Master Program Update (Gordy Euler)	BOCC adopted
JUNE 2012		Employment Zone (EZ) Task Force Recommendations	BOCC adopted
Not specifically on initial work plan	NOV 2012	2012 Fall Biannuals	BOCC adopted
MAY 2012	JAN 2013	Plat 9-Year Extensions (Request the extension of plats to nine years based on a recent state legislative action that was limited to cities.)	1-10-13 DEAB decided no additional action was needed; BOCC adopted resolution extending vesting to Dec. 2016
JULY 2012	JAN 2013	Identify legislative action priorities (Axel Swanson lead)	Completed
COMPLETED ACTIVITIES, BUT FOLLOW-UP NEEDED			
MAY 2012		Economic Development "Reconfiguration" Team (the link to outside entities)	Held Economic Development Summit ~ DEAB to decide next steps

Original Work Plan Date	Revised Work Plan Date	Topic	Status
JUNE 2012		Link land use, TIF, and other utilities – Lands for Jobs. Helen to lead. Provide update and additional information.	Held Economic Development Summit ~ DEAB to decide next steps
JUNE 2012		Consolidate permits	BOCC adopted some streamlined permits ~ DEAB to decide if more is needed
AUGUST 2012		<p>TIF/Concurrency/Level-of-Service Standards/Infrastructure (Roads, Water, Sewer, etc.)</p> <ol style="list-style-type: none"> Work with BOCC on best alternatives. Consider inviting City of Vancouver to DEAB meeting to share their initiatives (possibly Matt Ransom). Reconsider policy relating to multiple developers required to do same improvement ("first-in" developer is responsible for full cost of improvement if there is no cost-sharing developer's agreement.) 	Basic introduction to concepts completed ~ DEAB to decide next steps
SEPT 2012		<p>Technology Focus</p> <ol style="list-style-type: none"> E-Solutions (maybe Jamie lead, Steve Hicks(??) info) Skype for precon and bldg/site inspections (maybe Mike Bomar lead) GIS – place more land use docs and plans online (Ellinger/Bob Pool maybe) 	General discussion completed Oct. 2012 ~ DEAB to decide next steps
JULY 2012	NOV 2012	Expedited/60-day process (expand to a permanent process; allow more case types to qualify; consider a similar expedited review process for Type 3 reviews that require a public hearing before a Hearings Examiner) (Consider inviting Chad Eiken or Greg Turner (Vancouver)).	Ongoing discussion ~ DEAB to decide if more is needed
OCTOBER 2012	Dec 2012	<p>"DEAB Results" Focus</p> <ol style="list-style-type: none"> How to measure DEAB efforts? Have processes improved? How does the county compare/rate to other jurisdictions? Are we using regional capabilities? Study county review processes/timeframes; compare to other agencies Number of 60-day reviews Number of calls to Commissioners Cultural changes 	General discussion completed Dec. 2012 ~ DEAB to decide next steps

Original Work Plan Date	Revised Work Plan Date	Topic	Status
ONGOING ACTIVITIES			
ONGOING		<u>Legislative Issues</u> a. Stormwater issues b. BOCC directives; DEAB evaluation	
ONGOING		DEAB is available for brainstorming of county policy issues	
ONGOING		Quarterly Fee Holiday updates and report	
ONGOING		Comprehensive Plan	Overview completed. DEAB requested "regular" future updates
ONGOING		Biannual Code Amendments	Only one "biannual" code process planned for Fall 2013
ONGOING		Tidemark (permit software) Replacement Project Updates	
POSSIBLE FUTURE ACTIVITIES			
2013 Priority Item		Economic Development – supporting the BOCC's commitment to economic growth	
2013 Priority Item		Fee Reforms – including fee holiday programs, impact fees, concurrency, and development/building fees Are these reforms successful in generating job growth?	
2013 Priority Item		Process Improvements a. Tidemark and other technologies b. LEAN c. Customer service and staff decision-making authority d. Staffing levels and resource strategies as development activities increase	
2013		Need county development team; more organized effort a. Better integration of county departments (economic development, community development, public works, environmental services, permitting) b. Need team members with decision-making authority	

Original Work Plan Date	Revised Work Plan Date	Topic	Status
2013		Fast Pass idea (a method to guarantee a future review time slot)	
2013		Review Development Inspection and Erosion Control Fees	
2013		2013 Stormwater Permit and Associated Code Update – status report	
2013		County website – optimize for economic development and general public use	
2013		TIF/Concurrency/Infrastructure a. Evaluate impact/success of waiver programs b. Evaluate use of five-year installment payment option	
2013		Evaluate extending the Fee Holiday Waiver	
2013		Wineries development code	
2013		Marijuana gardens code	
2013		SEPA thresholds code	
2013		Rural lands code	
2013		Aging Readiness code (tentative Planning Commission public hearing in February 2014)	
PARKING LOT ITEMS – DEAB TO DECIDE IF ACTION IS NEEDED			
(Dates below are when item was identified)			
5-6-2010		Form a Technical Stormwater Subcommittee	
1-5-2012		Urban cottage housing the code section will be revisited in one year.	
4-12-2012		DEAB will form a subcommittee to visit with Environmental Services to better understand the erosion control fees.	