



proud past, promising future

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

**AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, November 6, 2014

2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

<u>ITEM</u>	<u>TIME</u>		<u>FACILITATOR</u>
	<u>Start</u>	<u>Duration</u>	
1. Administrative Actions <ul style="list-style-type: none"> • Introductions • DEAB meeting is being recorded and the audio will be posted on the DEAB's website • Review/Adopt minutes • Review upcoming events • DEAB member announcements 	2:30	15 min	Odren
2. Update to Tidemark replacement	2:45	15 min	Snell
3. Wetland and Habitat Code Changes	3:00	30 min	Tyler
4. Shoreline Permit/Exemption/Updates	3:30	20 min	Hardy
5. Final Plat Process /Q&A	3:50	15 min	Wriston
6. Public Comment	4:05	20 min	All

Next DEAB Meeting:

Thursday, December 4, 2014
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

Agenda:

Population Growth-Buildable Land Supply/Q&A – Howsley
TIF Update/Q&A – Hermen and Jardin
Infrastructure Percent Deduction/Update/Q&A – Golemo
Residential Impact Fee Delays/Update/Q&A – Howsley



proud past, promising future

PUBLIC WORKS DEVELOPMENT ENGINEERING PROGRAM

BOCC Work Sessions and Hearings

BOCC Hearing – Adoption of the amended 2014 Annual Construction Program, adoption of the Transportation Improvement Program for 2015-2020 and the 2015 Annual Construction Program, proposal requesting a limited amendment to the Clark County Shoreline Master Program (SMP). The limited amendment would add Carty Lake to the list of shorelines subject to the SMP; it was erroneously omitted from the list during the County's 2012 update, an ordinance related to Public Safety restricting the solicitation of motorists on public roadways, 2013 Annual Reviews and Dockets amending the 20-year Growth Management Comprehensive Plan Map and Zone Map (CPZ2014-00003 NE 10th Ave; CPZ2014-00004 – Clark Regional Waste Water District; & CPZ2014-00005 – Arterial Atlas - Fifth Plain Creek Area) – Tuesday, November 18, 10:00 a.m.

BOCC Hearing – Amendments to provisions regarding Mineral Resource Lands – Tuesday, November 25, 10:00 a.m.

PC Work Sessions and Hearings

PC Work Session – Department of Environmental Services Habitat/Wetlands Code Update - Thursday, November 6, 5:30 p.m.

PC Hearing – Master Planning: Rural Industrial Land Bank Staff Report; Mineral Resource Lands Policies and Development Regulations Staff Report - Thursday, November 20, 5:30 p.m.

Note: Work sessions are frequently rescheduled. Check with the BOCC's office to confirm date/time of scheduled meetings.

PC – Planning Commission

BOCC – Board of Clark County Commissioners

**Development and Engineering Advisory Board Meeting
October 2, 2014
2:30-4:00 p.m.
Public Service Center**

Board members in attendance: Eric Golemo, Don Hardy, Jamie Howsley, Mike Odren, Jeff Wriston

Board members not in attendance: Steve Bacon, Ott Gaither, Andrew Gunther, Terry Wollam

County staff: Gary Albrecht, Brent Davis, Jose Alvarez, Rosie Hsiao, Oliver Orjiako, Diana Nutt, Greg Shafer, Marty Snell, Jeff Swanson, Ron Wierenga

Visitors - Carolina Alilat, Gabe Duus, J Sosk, Paul Williams

Administrative Actions

- Introductions
- DEAB meeting is being recorded and the audio will be posted on the DEAB's website
- Review/Adopt minutes – September DEAB minutes were approved and adopted.
- Review upcoming events
 - BOCC Hearing – Routine Matters – Tuesday, October 7, 6:00 p.m.
 - BOCC Work Session – Budget and Economic Outlook – Wednesday, October 15, 9:30 a.m.
 - BOCC Work Session – Alternatives Maps – Wednesday, October 22, 10:30 a.m.
 - BOCC Work Session – 3rd Quarter of 2014 Financial Report – Wednesday, October 29, 10:30 a.m.
 - PC Work Session – Rural Industrial Land Bank-Introduction, CPZ2014-00001 Steigerwald Commerce Center (Port of Camas-Washougal) and CPZ2014-00005 Arterial Atlas: Fifth Plain Creek Area – Thursday, October 2, 5:30 p.m.
 - PC Hearing – CPZ 2014-00001 Steigerwald Commerce Center, CPZ2014-00005 Arterial Atlas: Fifth Plain Creek Area – Thursday, October 16, 6:30 p.m.
- Alvarez updated that CPZ 2014-00001 Steigerwald Commerce is pulled out.
- DEAB member announcements - None

Population Growth-Buildable Land Supply/Q&A

Howsley updated his participation in a group on buildable lands supply. The group provided testimony concerning operation of unbuildable land and will make some structural changes for legislation.

Howsley also presented the analysis of a survey done by the Portland and Clark County building industry association, business industry association and real estate association to show what type of houses and lot sizes people are looking to, and the policy perspectives that need to be considered.

Wriston questioned that policy perspective for population, density and cost assumption may not be matched because people can't afford to buy the type of houses they are looking for.

Orjiako expressed concern the projection for Clark County population is low. There are many existing conditions that need to be considered, like the economy, business climate, market conditions, and migration. Orjiako suggested reconsidering Clark County methodology and forecasting.

DEAB discussed that it is hard due to changes in schedule and code. This topic will continue to be discussed. Howsley will update DEAB in the December meeting.

Fall Bi-annuals Preview/Q&A

Snell updated some policy changes and development code changes, like service overlay, GIS mapping, etc. BOCC Work sessions are scheduled and are moving forward. The Environmental Department has made changes for wetland and habitat codes. Kevin Tyler will present at the DEAB November meeting for these wetland and habitat code changes. Bazala and Snell are working on policy ordinance and code amendment changes in fall and winter. There is a PC meeting scheduled next month (Nov 16, 2014) to discuss new development code.

Infrastructure Percent Deduction/Follow up

Golemo reviewed the infrastructure percent deduction DEAB submitted to BOCC last month. He stated infrastructure deduction is low in Clark County. He presented analysis of data from the City and County. Additional information will be submitted to BOCC.

Wierenga explained the existing model cannot be easily changed, and would need strong supporting data.

Odren questioned what information needs to be provided and how to track the data. Volunteers are needed to narrow the topic, collect data, and put together with staff. Also information and changes should be discussed with other jurisdictions.

Orjiako mentioned if changed; the City and GIS need to be involved. All groups need to work together to review the samples. He suggested DEAB put the collected data together, monitor and compare the data, then move forward.

DEAB agreed to collect new information and will bring it back to discuss in a few months.

Final Plat Process/Q&A

Jeff summarized the Subcommittee final plat meeting held on Oct 1, 2014 at the County. The meeting reviewed the process and identified the areas that need to be improved. There are many good solutions. Following are the group recommendations.

- Appointments – Many companies don't know they can make an appointment at Permit Center
- Electronic review – Continuing to improve electronic submittals, distribution, scan the large format
- Lean process – Speed up the process, move fast
- Communication with staff – Continuing to improve
- Use templet for legal document for final plat
- Speed up maintenance bond hold time.
- Assign staff for different type of reviews

There will be more meetings upcoming for final plat. Subcommittee will update DEAB in November.

SWI Fees/ Update /Q&A

Shafer presented the sub group discussions for SWI fees. SWI fee was adopted on April 12, 2012 and fee revenue ran ahead of cost of work. The assumption at that time was based on time, contractors cost, etc. Staffs revisited the fee table and propose fee reductions. Base fee will be dropped from \$450 to \$350, and fees up to 5 acres will be cut in half. Shafer will review reductions with the PWD. Staff will keep on monitoring these fees.

Motion: Pass.

Public Comment

Paul Williams brought his concerns of the County cross-circulation requirement and right of way dedication for high and low density residential projects. DEAB suggested he work with staff and encouraged him to address this via road modification.

Meeting adjourned at 4:35 p.m.

Meeting minutes prepared by: Rosie Hsiao

Reviewed by: Greg Shafer

Board Adopted: November 6, 2014



Clark County Environmental Services

Clark County Environmental Services Title 40

Code Changes

Don Benton, Director

Kevin Tyler, Division Manager

Brent Davis, Environmental Permitting Manager



Background

Environmental Services proposed code changes for the Habitat Conservation and Wetland Protection Ordinances

- Updates to state wetland rating system
- Update on habitat mapping
- Habitat permitting exemption
- Expedited habitat permit
- Reduced determination fees for single family

2015-16 Review of Critical Areas Ordinances Against Best Available Science

- Cumulative Effects Fund/In-lieu Fee Program
- County Stormwater Manual & Updates to Wetland Ordinance
- Comprehensive review of Ecology guidance and apply to Wetland Ordinance as appropriate



Wetland Rating System Changes

Table for converting category scores

2004	Western WA	2014
≥ 70	Category I	23-27
51-69	Category II	20-22
30-50	Category III	16-19
<30	Category IV	9-15

Tables for converting function scores

2004	Final Habitat Score	2014
29-36	High	8-9
20-28	Medium	5-7
≤ 19	Low	3-4

2004	Final Water Quality Score	2014
24-32	High	8-9



How does this affect wetland rating categories?

Western Washington

- 60 sites remain unchanged
- 30 sites had a lower category
- 21 sites had a higher category

Eastern Washington

- 36 sites remain unchanged
- 31 sites had a lower category
- 19 sites had a higher category

Category	WWA 2014	WWA 2004	EWA 2014	EWA 2004
I	11	13	11	13
II	44	52	36	36
III	49	39	33	35
IV	7	7	6	6



Wetland Buffer Width Changes

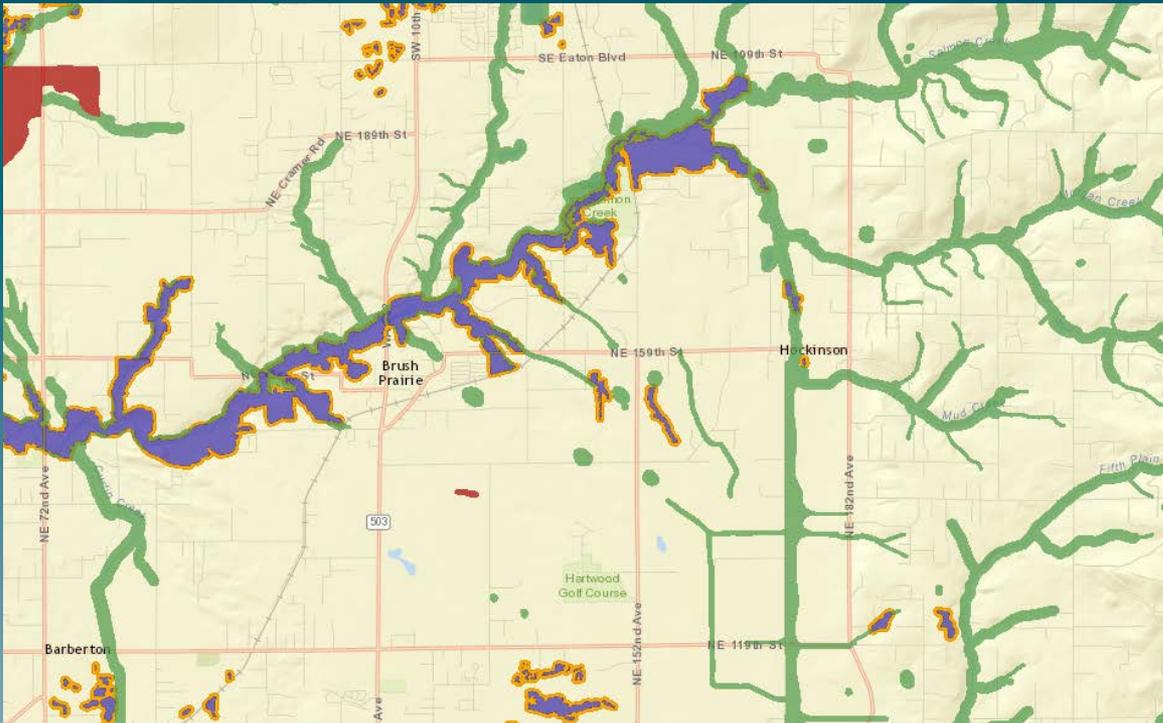
Table 40.450.030-3. Buffers Required to Protect Habitat Functions in Category I and II Wetlands

Habitat Score	Low Intensity Use	Moderate Intensity Use	High Intensity Use
4 points or less (was 19)	See Table 40.450.030-2	See Table 40.450.030-2	See Table 40.450.030-2
5 points (was 20-23)	70 ft. (was 60)	105 ft. (was 90)	140 ft. (was 120)
6 points (was 24-27)	90 ft. (same)	135 ft. (was 130)	180 ft. (same)
7 points (was 28-30)	110 ft. (was 130)	165 ft. (was 195)	220 ft. (was 260)
8 points (was 31 or more)	130 ft. (was 150)	195 ft. (was 225)	260 ft. (was 300)
9 Points (new)	150 ft. (new)	225 ft. (new)	300 ft. (new)



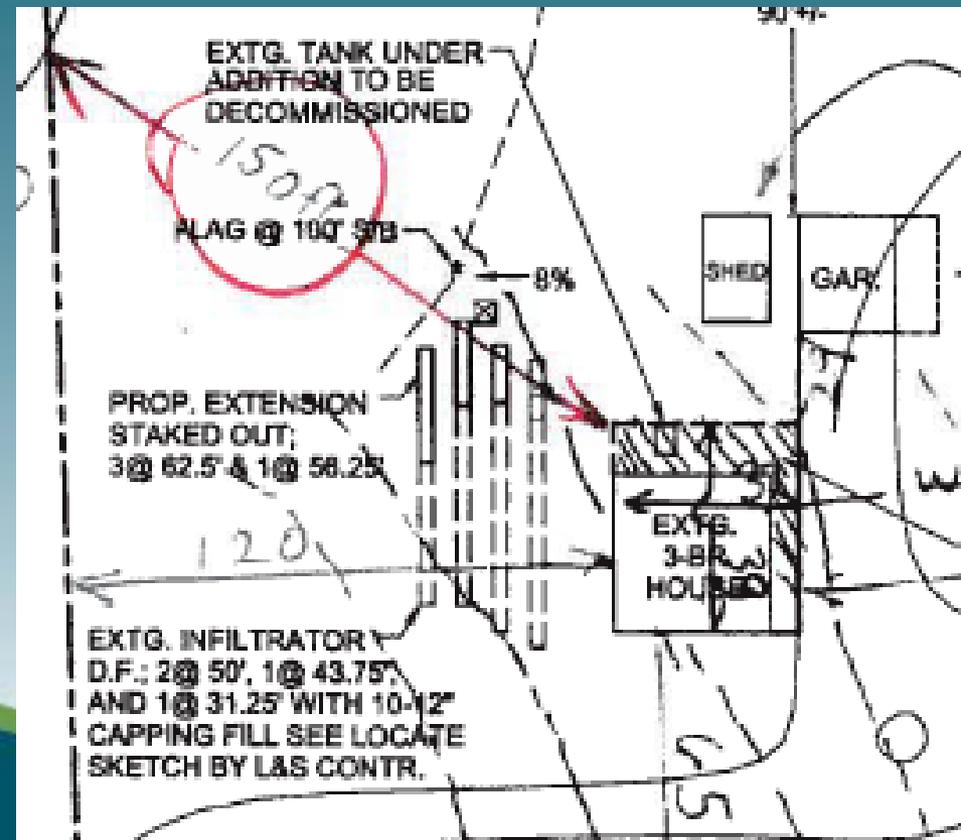
Priority Habitats & Species Mapping

Remove reference to paper map from County Code to make for easier update of PHS mapping as annually provided by WDFW.



Revised Habitat Permitting Exemption

- Remodeling or replacement of existing homes
- Normally wouldn't require mitigation
- No more than 900 sq. ft.
- Only within the outer 50% of the riparian zone
- No removal of native trees or shrubs



Expedited Habitat Permitting

- Minor fee table change
- Simple habitat permits can be issued quickly, within 24 hours of receipt
- With Tidemark replacement will be able to issue over the counter or in the field



2015-2016 Habitat & Wetland Ordinance Updates

- More substantive changes
- Cumulative Effects Fund
- Meshing with Stormwater Code/Manual Updates
- Cross-reference state/federal guidance and make updates to mutually benefit the public and resource



Next Steps

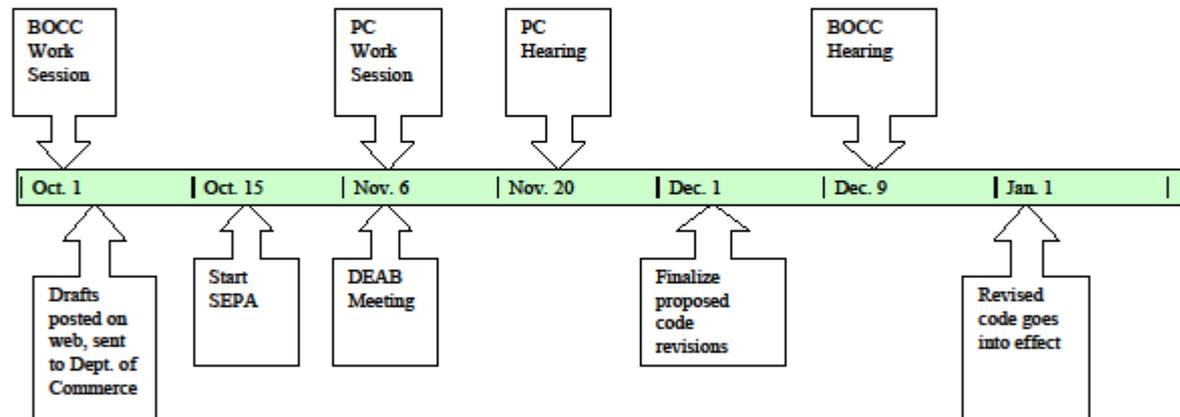
- Planning Commission Hearing November 20th
- BOCC Public Hearing December 9th

- Kick-off 2015-2016 review of best available science and potential updates of Wetland and Habitat ordinances.



Next Steps - Timeline

DES Habitat & Wetland Code Changes – Fall 2014



Thank You

Brent Davis, Environmental Permitting Manager
Kevin Tyler, Division Manager
Don Benton, Director

Environmental Services
Resource Enhancement and Permitting Division
360-397-2121

