



proud past, promising future

DEVELOPMENT and ENGINEERING ADVISORY BOARD

2011 Annual Report and 2012 Work Plan

The Development and Engineering Advisory Board (DEAB) was formed by the Board of Clark County Commissioners (BOCC) 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 DEAB was initially formed to focus on development engineering issues, the BOCC broadened its responsibilities in 2010 to cover the county's entire development and building process.

DEAB has nine members. Seven members are selected and appointed by the BOCC: three 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 2011 roster included:

James Howsley Chair (December 2011)	Jordan Ramis PC (formerly Miller Nash LLP)
Steve Madsen Chair (January – November 2011)	Building Industry Association of Clark County
Helen Devery	BergerABAM
Ott Gaither	Gaither Homes, LLC
Eric Golemo	SGA Engineering, PLLC
Greg Jellison	HDJ Design Group, PLLC
Jerry Nutter	Nutter Corporation
Mike Odren	Olson Engineering
Steve Wall	City of Ridgefield

2011 Accomplishments

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

State of the County Recognition

DEAB was recognized for its outstanding volunteer efforts during the 2011 State of the County address.

Code Revisions

DEAB reviewed and formally commented on numerous county code revisions. DEAB provided feedback to staff on early 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 #2A
 - Grading (name change to "excavation, fill, and stockpile")
 - Road modifications (new category for minor deviations and realign technical/major categories)
2. ROC Batch #2B - Narrow lot standards
3. ROC Batch #4
 - Neighborhood parks standards
 - Parking and loading consistency
4. ROC Batch #5
 - Above-ground rainwater cisterns
 - Rural streamlining/geologic hazard area reviews
 - Urban cottage housing
 - Consolidate and streamline development fee tables
5. ROC Batch #6
 - Transportation standard road cross-sections
 - Grading (technical revisions)
6. Spring Biannual Code Amendments

Transportation and Stormwater Policies

1. Supported one-year extension of the lower 2010 TIF rates and that refunds be given for 2011 projects that pay the higher fees before the extension occurs.
2. Private Bridges – supported new policies and associated code
3. Background on City and County concurrency programs
4. Briefed on upcoming stormwater permit and requirements for low impact development

Land Use Policies

1. Supported proposal to extend preliminary land use approval expirations
2. Recommended adoption of September 2011 draft Shoreline Master Program Update

Process Improvements and Fees

1. Supported electronic submittal process for final engineering plans
2. Discussed pros/cons of the "Developer Certification" pilot program for final engineering submittals
3. Road Modifications – supported new fee for stand-alone minor road modifications
4. Reviewed minor adjustments to development fee tables

Participation on Special Work Groups

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

- Grading
- Narrow Lot Standards
- Private Bridges
- Road Standard Cross-Sections
- Shoreline Master Program

2012 DEAB Work Plan Suggestions

On March 2, 2012, DEAB met for a two-hour planning retreat to discuss possible 2012 priorities. A brief summary follows. DEAB looks forward to discussing these suggestions with County Commissioners during the upcoming March 21st work session.

Policy

- A. TIF/Concurrency/Infrastructure (Roads, Water, Sewer, etc.)
 - i. Clear benefits for waivers
 - ii. Work with BOCC on what are best alternatives
 - iii. Evaluate the Traffic Impact Fee five-year installment payment plan
- B. Incentives/Infill
- C. Link land use, TIF, and other utilities – Lands for Jobs
- D. Comprehensive Plan
 - i. Do not wait until the review begins to start the discussion
 - ii. Prepare a 5-year strategic plan to implement the 20-year plan
- E. Evaluate extending the Fee Holiday Waiver
- F. Request the extension of plats to nine years based on a recent state legislative action that was limited to cities.

Process

- A. Fast Pass idea (a method to guarantee a future review time slot)
- B. 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)
- C. E-Solutions; Skype
- D. Consolidate permits

Structural

- A. Need county development team; more organized effort
 - i. Better integration of county departments (economic development, community development, public works, permitting)
 - ii. Need team members with decision-making authority
- B. Use DEAB for brainstorming of county policy issues
- C. Economic development "Reconfiguration" team – link to outside entities

Results

- A. How to measure DEAB efforts?
 - i. Have processes improved?
 - ii. How does the county compare/rate to other jurisdictions?
- B. Are we using regional capabilities?
- C. Study county review processes/timeframes; compare to other agencies
- D. Number of 60-day reviews
- E. Number of calls to Commissioners
- F. Cultural changes

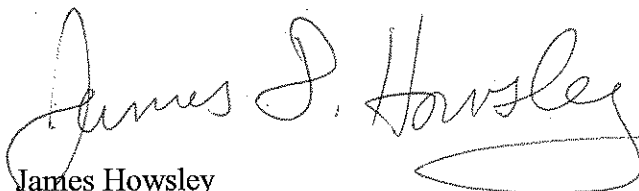
Legislative Issues

- A. Stormwater issues
- B. BOCC directives; DEAB evaluation

DEAB Bylaws

Change the terms of the two at-large positions from one-year to two-year appointments. This would improve the continuity and effectiveness of these two positions. The two at-large positions could have staggered terms.

DEAB looks forward to continued collaboration with Clark County during 2012.



James Howsley
2012 Chair

SUBMITTED TO THE BOARD OF CLARK COUNTY COMMISSIONERS FOR A WORK SESSION ON MARCH 21, 2012.