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## DEVELOPMENT and ENGINEERING ADVISORY BOARD

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### 2016 Annual Report & 2017/2018 Work Plan

The Board of Clark County Commissioners (now, Board of County Councilors, BOCC) formed the Development and Engineering Advisory Board (DEAB) in late 2006. DEAB works with the County Manager, Community Development, Community Planning, 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.

The DEAB panel consists of ten members: three private-sector planners or engineers, one construction contractor, one public-sector planner or engineer, one land developer, one Building Industry Association representative, one associated with commercial or industrial development, and two other professionals associated with development. The County Manager is authorized to select DEAB members.

During 2016, one additional member, Mike Nieto, was added to represent commercial and industrial development with his term starting on September 1, 2016. The 2016 roster included:

Chair	Don Hardy	BergerABAM
Vice-Chair	Jeff Wriston	Moss Wriston
	Mike Odren	Olson Engineering, Inc.
	Ott Gaither	Gaither Homes, LLC
	Eric Golemo	SGA Engineering, PLLC
	Terry Wollam	RE/MAX
	James Howsley	Jordan Ramis PC
	Steve Bacon	Clark Regional Wastewater District
	Andrew Gunther	PLS Engineering
	Mike Nieto	Catworks Construction

## **2016 Accomplishments**

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

### Code Revisions

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1. DEAB has been provided regular input on the Comprehensive Plan updates. DEAB provided input and raised concerns related to population growth assumptions, calculations of the buildable land supply, and assumed infrastructure deduction percentage.
2. DEAB has been provided regular updates and has commented on and participated in the Stormwater Ordinance updates.
3. DEAB initiated discussions with staff regarding potential revisions to regulations for retaining walls at the perimeter of developments and code text changes were adopted by the BOCC.
4. DEAB provided suggestions on policy and code changes/improvements.
5. Single family residential stormwater review criteria and soil amendment provisions.
6. Recommendations to the Board of County Councilors regarding corner lots and site distance.

### Development-Related Issues

1. Received an update and participated in discussion regarding updates to the Parks' Master Plan.
2. Expressed continued concern over development review staff's ability to meet timelines and have sufficient staff and resources with the increase in development activity.
3. Reviewed proposed delays in the payment of residential impact fees. Discussed pending state legislation that would assist builders by deferring these payments to the time that the impact is created.
4. Provided comments, and data for substantiation, to Clark County Community Planning that the current infrastructure percent deduction for residential development in the Comprehensive Plan does not reflect the actual amount of land set aside for infrastructure (roads and stormwater facilities).
5. Coordinated with County staff and created a revised Shoreline Exemption submittal process for low-impact construction (e.g., utility repairs, etc.).
6. Provided recommendations on implementation of park impact fee rates.
7. Provided recommendations to allow bonding for final site improvements within residential subdivisions.

### Process Improvements

1. Worked on committee with County staff to improve the Final Plat process.
2. Provided input to and requested improvements to the Final Site Plan process.
3. Continued to encourage review of potential changes to the Plat Alteration process to identify ways the process could be simplified.
4. Supported an all-electronic final engineering review process.

### Technology

1. Received a staff update on County website revisions and provided comments on potential adjustments.

2. 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:

- Stormwater Committee
- Final Plat Process Committee
- Retaining Wall Committee
- Corner Lot Driveway Committee
- Single Family Residential Stormwater Review and Soil Amendments
- Project Delivery Stakeholder Committee to start in 2017

### Economic Development

DEAB continues to be an active supporter for economic development in Clark County.

### **2017/2018 DEAB Work Plan Suggestions**

DEAB looks forward to continuing to discuss the following proposed top priorities with the BOCC:

1. Economic Development. DEAB could continue to assist with the BOCC's commitment to economic growth and development processes that encourage job 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 continue to provide guidance in the following areas:
  - a. Staffing levels and resource strategies as development activity increases.
  - b. Customer service enhancement.
  - c. Continued LEAN efficiency implementation for other development review processes.
  - d. Early review of proposed policy and code changes, possibly in a work session format to provide an early dialogue with staff.
  - e. Tidemark (permit software) replacement project and other technology.
4. Affordable Housing.

### DEAB is in agreement with the following 2017/2018 work plan:

DEAB 2017/2018 action items (no particular order):

1. SEPA thresholds and exemptions.
2. Engineering/stormwater reviews/requirements for Single Family Residences.
3. Plat Alteration process – look at ways to simplify where allowed by state law.
4. Continuing encouragement for concurrent review processes and other application processing procedures to expedite projects.
5. Review County policies and regulations with regard to driveway locations on corner lots.
6. Encourage the use of technology where applications can be made, such as inspections, meetings, etc.
7. Streamline engineering reviews e.g., final engineering submitted with Type I Post Decision Review process.

8. Grading Permit process improvements for early grading permits.
9. Accessory dwelling units in rural zones.
10. Review the need for road modifications; that are minor and non-technical that are almost, if not always, approved.
11. Partnerships with Parks Department on development of parks within subdivisions.

DEAB 2017/2018 monitoring items:

1. Final Plat process improvements (some continuing committee work but primarily monitoring effectiveness/implementation of process improvements identified by committee work in 2016).
2. Comprehensive Plan update with focus on affordable housing and use of development code tools (infill lots, Accessory Dwelling Units and other incentives).
3. Comprehensive Plan Review Update based on Hearings Board Decision.
4. Monitoring required water rights and exempt wells based on the Hirst Case.
5. Fee Holiday program to establish a “cost per job.”
6. Vacant Buildable Lands model.
7. Infrastructure percentage deduction.
8. Tidemark replacement.
9. Single Family Residential LEAN process.
10. Staffing levels in all departments and ability to maintain high level of service.
11. Stormwater Ordinance update. Monitor any issues with new ordinance and Manual, in light of recent Washington Supreme Court decision.
12. Residential building permits and unfinished plats.
13. Reducing Permit Center wait times.

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

Don Hardy  
2016 DEAB Chair

Attachments:  
DEAB Bylaws