



proud past, promising future

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

**AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, July 10, 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• Correspondences –• DEAB member announcements	2:30	15 min	Odren
2. Residential Impact Fee Delays	2:45	30 min	Howsley/Snell
3. DEAB Work Plan/2015-2016 Priorities	3:15	30 min	Odren
4. Public Comment	3:45	5 min	All

Next DEAB Meeting:

Thursday, August 7, 2014
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

Agenda:

Open



proud past, promising future

CLARK COUNTY
WASHINGTON

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

BOCC Work Sessions and Hearings

BOCC Work Session – SEPA Process – Wednesday, July 16, 9:30 a.m.

BOCC Work Session – Budget & Economic Outlook – Wednesday, July 23, 10:30 a.m.

BOCC Work Session – Clean Water Commission Annual Report Presentation – Wednesday, July 30, 9:00 a.m.

PC Work Sessions and Hearings

PC Work Session – Shoreline Master Plan Limited Update – Thursday, July 10, 5:30 p.m.

PC Work Session – Environmental Assessment Scope Summary – Thursday, July 17, 5:30 p.m.

PC Hearing – Shoreline Master Plan Limited Amendment, Concurrency Code and Capital Facilities Plan Updates – Thursday, July 17, 6:30 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
June 5, 2014
2:30-4:00 p.m.
Public Service Center

Board members in attendance: Steve Bacon, Ott Gaither, Eric Golemo, Andrew Gunther, Don Hardy, Jamie Howsley, Mike Odren, Terry Wollam, Jeff Wriston

Board members not in attendance: None

County staff: Gary Albrecht, Chuck Crider, Brent Davis, Heath Henderson, Rosie Hsiao, Laurie Lebowsky, David Jardin, Diana Nutt, Oliver Orjiako, Steve Schulte, Greg Shafer, Jeff Swanson

Administrative Actions

- Introductions
- DEAB meeting is being recorded and the audio will be posted on the DEAB's website
- Review/Adopt minutes – May DEAB minutes were approved and adopted.
- Review upcoming events
 - BOCC Hearing – 1) King's Way Christian School Bond Issuance; 2) 2014 Summer Supplemental; 3) CCC 2.61 Parks Advisory Board code amendments – Tuesday, June 10, 10:00 a.m.
 - BOCC Work Session – State's Healthcare Reform Plans for Medicaid Integration – Wednesday, June 11, 10:00 a.m.
 - BOCC Work Session – Growth Allocation; Request for Suspension of 2015 Annual Reviews & Dockets – Wednesday, June 18, 9:30 a.m.
 - BOCC Hearing – Suspension of Annual Reviews – Tuesday, June 24, 10:00 a.m.
 - PC Work Session – Comp Plan: Principles & Values and Planning Assumptions – Thursday, June 5, 5:30 p.m.
 - PC Work Session – Concurrency – Thursday, June 19, 5:30 p.m.

Odren asked about BOCC suspension of annual review. Lebowsky explained it is in the annual plan amendment cycle and 2016 comprehensive plan update.

- Correspondences – No
- DEAB member announcements - Howsley and Snell will present in July DEAB meeting for Residential Impact Fee Delays. They will also find codes from other counties.
- DEAB will form work group for final plat process. Wriston is in charge.

2016 Comprehensive Plan Updates/Q&A

Orjiako presented the updated 2016 Comprehensive plan. There will be two more work sessions and hearings with the BOCC for the 2016 comprehensive plan, growth allocation, planning assumptions and principles & values. 2016 Population assumptions and employment allocation will be discussed and revised. He mentioned the condensed timeline schedule for this comprehensive plan since January 2014, preparing revised checklist, compiling the statutes, forecasting 20 years population and employment allocation within the County and its cities.

Golemo questioned what the new 1.12% assumed annual population growth rate was based on.

Gaither asked why the housing ratio is 75% single family and 25% multifamily, with persons per household 2.66?

Orjiako explained all these numbers are the average ratio, combined both City and County. Because it is 20 years forecasting, the numbers are the closest assumptions.

Fee Report Update/Revenue Forecasting/Q&A

Swanson gave the presentation of the summary of the fee waiver report up to 5/31/2014 and talked the methods the County uses for the program evaluation. There are 116 projects in fee waiver program and expected about 5 million TIF to be waived. He explained for every dollar waived, there are estimated direct benefits from retail sales tax, property tax and indirect benefits from multiplier effects related to construction and employment and personal income. He said County may need to revisit targeting capped TIF waivers.

DEAB gave the comments for fee waiver before. No additional comments at this time.

Concurrency Ordinance Updates and Q&A

Lebowsky updated the concurrency ordinance. There are only minor changes since last presentation. However, she just received the email Odren forwarded to her from Chris Brehmer, Kittleson and Associates, regarding the concurrency code revisions. In Brehmer's email, he wanted to simplify the County policy and code. Due to short notice, Lebowsky will only mention this email at the PC meeting. DEAB supports the previous proposal. Schulte said County has some flexibility, but by his expectation, County should not have too much flexibility in the code. Jardin supported allowing the traffic engineer to review and decide within code.

Final site plan and plat update

Crider talked the process the County is using for the final plat review. It has proved very successful and cut down the reviewing and process time. He will move forward to all staff for training for the final plat process. For final site plan process, County tried to simplify it using a 60 day review process. All qualified 60 day reviews need to meet minimum conditions. Pre-meeting determines if the project is qualified for a 60 day review. Due to the accelerated process, all engineering, property and legal documents need to be in place.

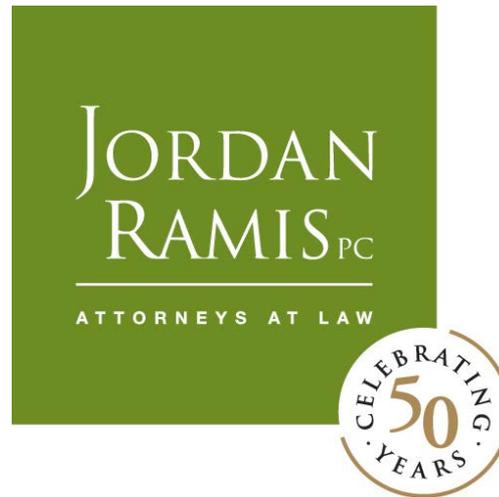
DEAB will form the group to discuss the final plat process and improvement. They will work on the revised checklist, including the PA office, etc.

Public Comment

There was no public comment.

Meeting adjourned at 4:30 p.m.
Meeting minutes prepared by: Rosie Hsiao
Reviewed by: Greg Shafer

Impact Fee Deferral Programs: Their history, what they look like, and why they are good policy.



***Presented to the
Clark County Development Engineering Advisory Board
July 10, 2014***

Statewide Attempts in Washington

- **2013 Legislative Session**
 - House Bill **1652**
 - Senate Bill 5644
 - These companion bills would require that local governments provide options to defer payment of impact fees.
 - There are two paths to do this.

Two Paths under 2013 Legislation

- **The first way has a couple of elements:**
 - It would require a recorded covenant against the property that would serve as a lien.
 - Fees are paid at the time of building permit issuance.
 - The covenant would be recorded against the property and payment of the impact fee would be deferred until escrow at the time of closing of the lot or unit, and the seller would be obligated to pay unless an agreement is reached otherwise.
 - The seller or the seller's agent must disclose the covenant in writing to the purchaser and once the fees are paid the covenant must be removed by the city or county.
- **The second way would allow for the deferral to occur up until final inspection or final occupancy.**

What Happened?

- **The House bill 1652 passed with strong bi-partisan support 83-11 with 4 excused**
 - Local support from Representatives Jim Moeller, Ed Orcutt, Liz Pike, Brandon Vick, Paul Harris, Sharon Wylie
- **The Senate passed house bill 1652 also with strong bi-partisan support 34-14 with one excused**
 - Local support from Senators Benton and Rivers

But...

- **Governor Inslee Vetoed the Bill on May 21. He cited the following reasons:**
 - It benefitted big builders.
 - He would be amenable to something smaller.
- **The Seattle Times ran an editorial the following weekend imploring the legislature to override the veto.**

2014 Legislative Attempt

- **House bill 2677**
 - Addressed Governor Inslee's concerns
 - Allowed local governments to adopt local systems
 - Was limited to 30 building permits per jurisdiction annually
 - But it failed to get a floor vote
- **Senate bill 6461 failed to make it out of committee** (ask me about the politics later)

What About 2015?

- **I think it will likely be back in the legislature**
- **But I think inventory is a bigger priority for BIAW**
- **Obviously it is an election year, so it may change the dynamics.**

Are there Jurisdictions with Local Programs?

- **There are several with local programs:**
 - **Pierce County**

Two ordinances that went into effect January 1, 2011 and set to expire December 31, 2015 (but likely to be extended)

- **TIF- voluntary lien placed on property until sold, but no later than two years after building permits are issued**
- **Sewer SDC – voluntary lien placed on property until sold, but no later than two years after building permits are issued**
 - **Also allows employers with over 25 full time employees to amortize sewer hook up fees over 15 years**

Others

- **Kitsap County – Fees must be paid at final occupancy. It appears to cover all impact fees.**
- **Olympia – Covers parks, transportation, schools - at building permit or final occupancy**
- **Redmond – Covers all impact fees at sheetrock inspection**
- **Renton – Covers park, transportation, fire and allows up to sale or 18 months after building permit**
- **Woodland – Covers parks and fire until development director determines demand**

Still More Types

- **Federal Way – Until sale**
- **Auburn – Waiver of TIF in limited area and 19.04 allows deferral of TIF with covenant at sale, no later than 18 months. Same with Schools 19.02, Parks 19.08 and Fire 19.06.**
- **Sammamish –Covenant due on sale**
- **Marysville – 22D.040.060(3) allows deferral of schools up to 25 units, traffic 22D.030.070(9)(c)**
- **La Center –at occupancy, sale or 12 months from the agreement**

What About Clark County?

- 40.630.040 Collection of Impact Fee

- A. The impact fee imposed under this chapter shall be due and payable at the time of issuance of a building permit (or site plan approval when no building permit is required) for the development.*

- B. For the transportation impact fee, the developer has the option to pay in a lump sum, without interest, or by installment with reasonable interest over a period of five years. The county will require security for the obligation to pay the transportation impact fee, in the form of a recorded agreement and lien, a deed of trust, a letter of credit, or other instrument determined satisfactory by the development approval authority.

- (Amended: Res. 2009-06-07; Ord. 2012-05-25)

- * Code reviser's note: Sections 2 and 3 of Resolution 2009-06-07 provide:

- "Section 2. Developers of plats meeting the conditions in Section 1 of Resolution No. 2009-04-11, adopted on April 28th, 2009, developing in every school district except the Vancouver School District, may pay the school impact fees in accordance with Section 3 of this Resolution, instead of paying the entire recalculated school impact fees prior to the issuance of building permits as is otherwise required under CCC 40.630.040. Developers in the Vancouver School District shall pay school impact fees prior to the issuance of a building permit.

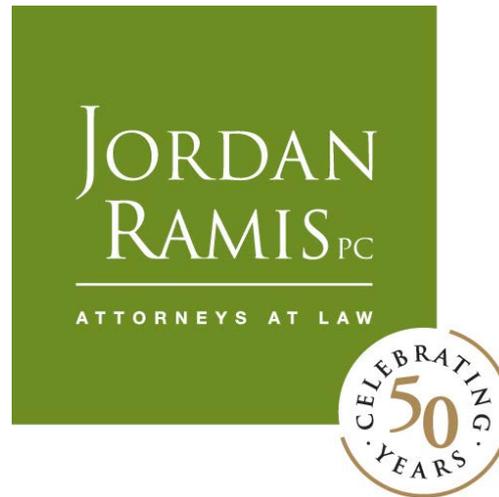
- **Section 3. School impact fees may be paid in two installments, provided the developer signs and records a school impact fee assessment in a form that is acceptable to the county and school district attorneys prior to making the first installment payment. The first installment payment shall be paid prior to the issuance of a building permit and shall consist of no less than the school impact fee amount that was calculated at the time of preliminary plat, short plat or site plan approval. The second installment (or all installments if the parcel is sold prior to building permit issuance) shall be paid prior to transferring title to the property (at closing), as reflected in the recorded school impact fee assessment. The person signing the school impact fee assessment is ultimately responsible for ensuring the total impact fee is paid."**

Why Good Policy?

- **Financing of development changed**
 - Banks are not funding development projects.
 - Hard money with high interest rates is the new norm.
- **Inventory is dwindling**
 - It's counter-intuitive to the recession, but not a lot of plats went through during recession and most others are built or building out.
- **Still provides certainty to government with agreements, timeframes and procedures**

Questions?

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2014 Legislative Attempt

- **House bill [2677](#)**
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 - Allowed local governments to adopt local systems
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- **Senate bill [6461](#) failed to make it out of committee** (ask me about the politics later)

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Questions?

From: [Eric Golemo](#)
To: ["Mike Odren"](#); [Hsiao, Rosie](#); ["Don Hardy"](#); ["James Howsley"](#); ["Jeff Wriston"](#); ["Ott Gaither"](#); ["Steve Bacon"](#); ["Terry Wollam"](#); [Shafer, Greg](#); [LaRocque, Linnea](#)
Cc: [Peter Tuck](#); [Joel Stirling](#); [Orjiako, Oliver](#)
Subject: FW: Updated: RE: For infrastructure percent deduction - Comp Plan
Date: Thursday, July 10, 2014 11:05:33 AM
Attachments: [Site Use Per Code Exhibit.pdf](#)
[Project 1.pdf](#)
[Project 2.pdf](#)
[Project 3.pdf](#)
[Project 4.pdf](#)
[20140702145045432.pdf](#)

Fellow DEAB members,

During the recent Comp plan update the commissioners asked me and DEAB to provide some info on the infrastructure deduction percentage. Currently 27% is the assumed rate and this has not changed with updated storm ordinances. I have been doing some research with the help of other consultants and wanted to give DEAB a brief update on where we are. I have attached some sample infrastructure percent calculations in soils with fairly low infiltration rates similar to the areas at the fringe of the urban growth Boundary. Some are theoretical examples done by SGA or the county during the previous storm code update. On some, it was assumed LID was feasible, but in low rate soils this may not be the case, or utilizing LID may only compensate for the new LID flow standard. Others are actual projects. These examples do not account for the new LID flow standard. It is assumed this will add cost but not likely take additional area.

With DOE forested standard with low infiltration the infrastructure % on these four example projects are: **39%, 51%, 32%, and 35%**.

We also obtained a few calculations from other consultants.

Sterling Design provided a calculation for Whispering Pines subdivision. Under the old stormwater rules the infrastructure is 31% without the park and **34%** with it. Sterling is working on an updated number for the new code. It will likely be significantly higher.

Olson Engineering provided 4 examples in the Battleground area. No exhibits are attached but I am sure they could provide some.

The summary is below:

18 Lot subdivision - **42%**

167 lot Subdivision - **25%**

117 Lot Subdivision - **32%**

26.3Ac Commercial - **34%**

The take away so far is that 27% is likely low. 33-35% is likely a more accurate range.

Sincerely,

Eric E. Golemo, PE
Owner / Director of Engineering and Planning
SGA Engineering, PLLC

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Development Services / Landscape Architecture
2005 Broadway, Vancouver WA 98663
Phone: (360)993-0911
Fax: (360)993-0912
Mbl: (360)903-1056
Email: EGolemo@sgaengineering.com



STERLING DESIGN INC. JOB #: 444

2208 E. Evergreen Blvd., Suite A, Vancouver, WA 98661
Ph: (360) 759-1794 Fx: (360) 759-4983
Email: mail@sterling-design.biz

Date: July 02, 2014

Project: Whispering Pines Subdivision – SUB: 02-10

% of Whispering Pines Subdivision Dedication for 1,265,717 sq.ft. parcel (29.05 acres)

- Right of Way Dedication: 285,048 sq.ft. (6.54 acres) 22%
- Storm Facilities Dedication: 112,038 sq.ft.(2.57 acres) 9%
- Park Dedication: 43, 560 sq.ft. (1.00 acres) 3%

CURRENT CODE



ECOLOGY STANDARD
- WITH LID



ECOLOGY STANDARD

- FORESTED



POND UNDER CURRENT STORM ORDINANCE



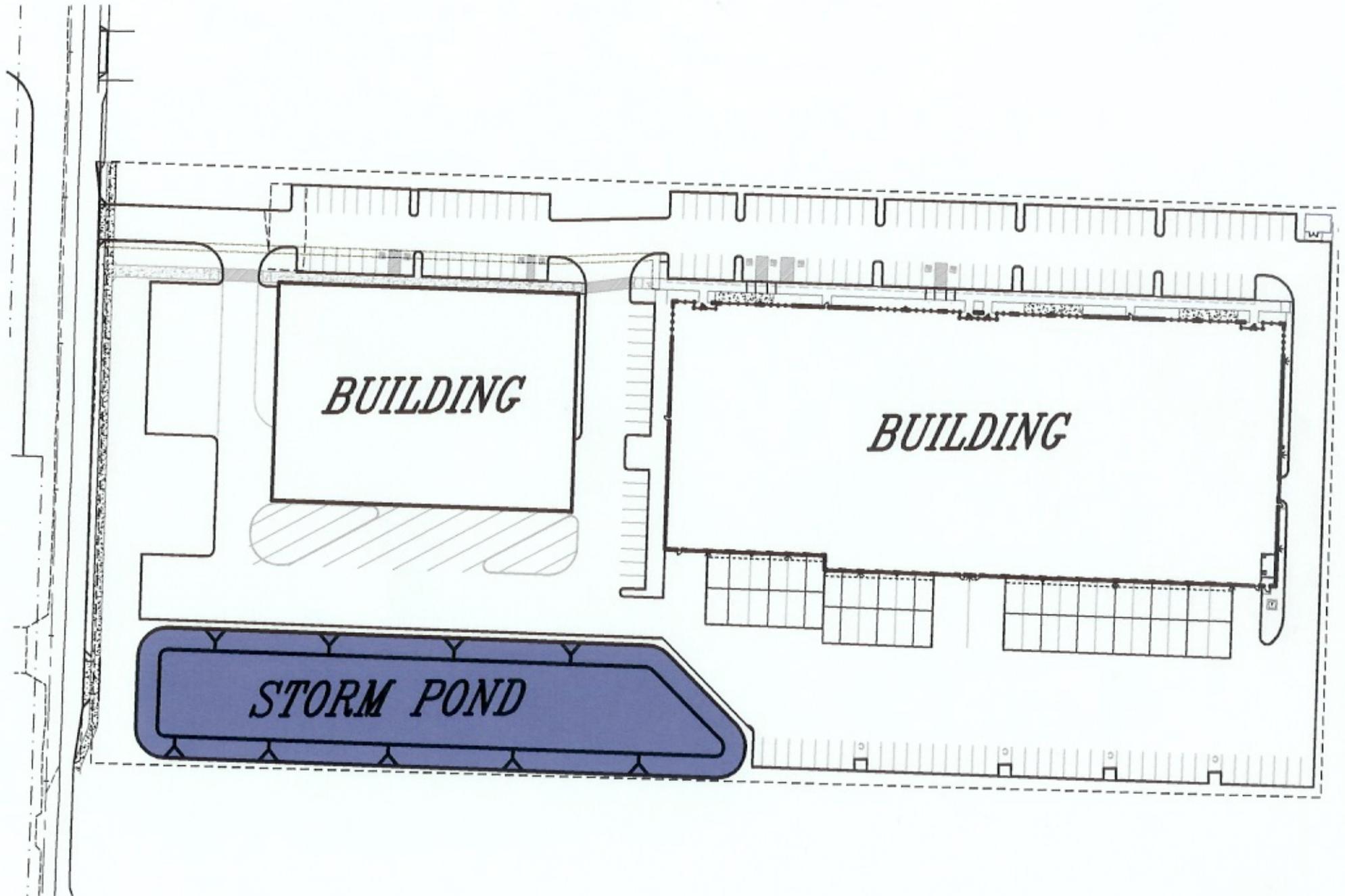
POND UNDER PROPOSED STORM ORDINANCE (PREDEVELOPED PASTURE CONDITION)



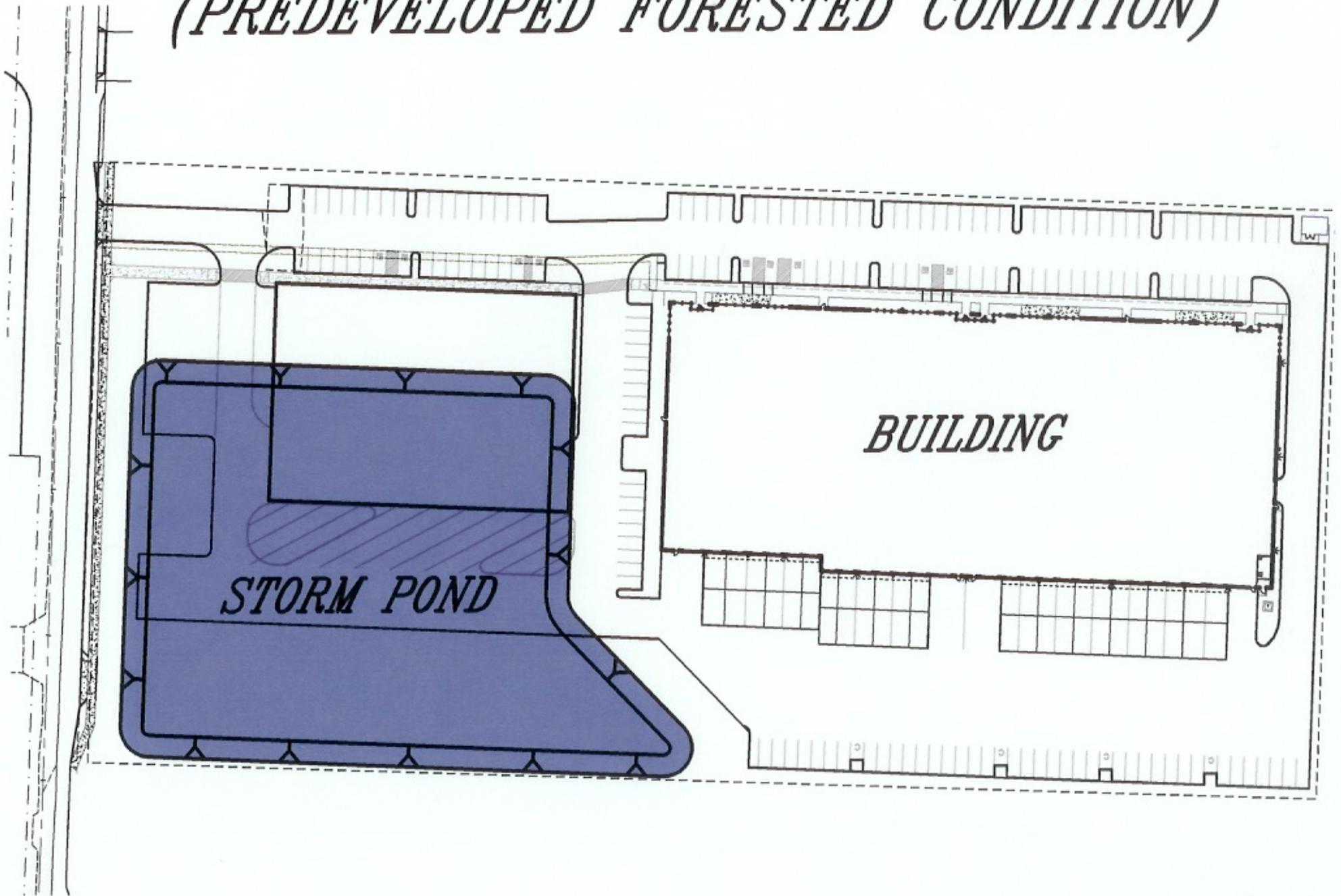
POND UNDER PROPOSED STORM ORDINANCE (PREDEVELOPED FORESTED CONDITION)



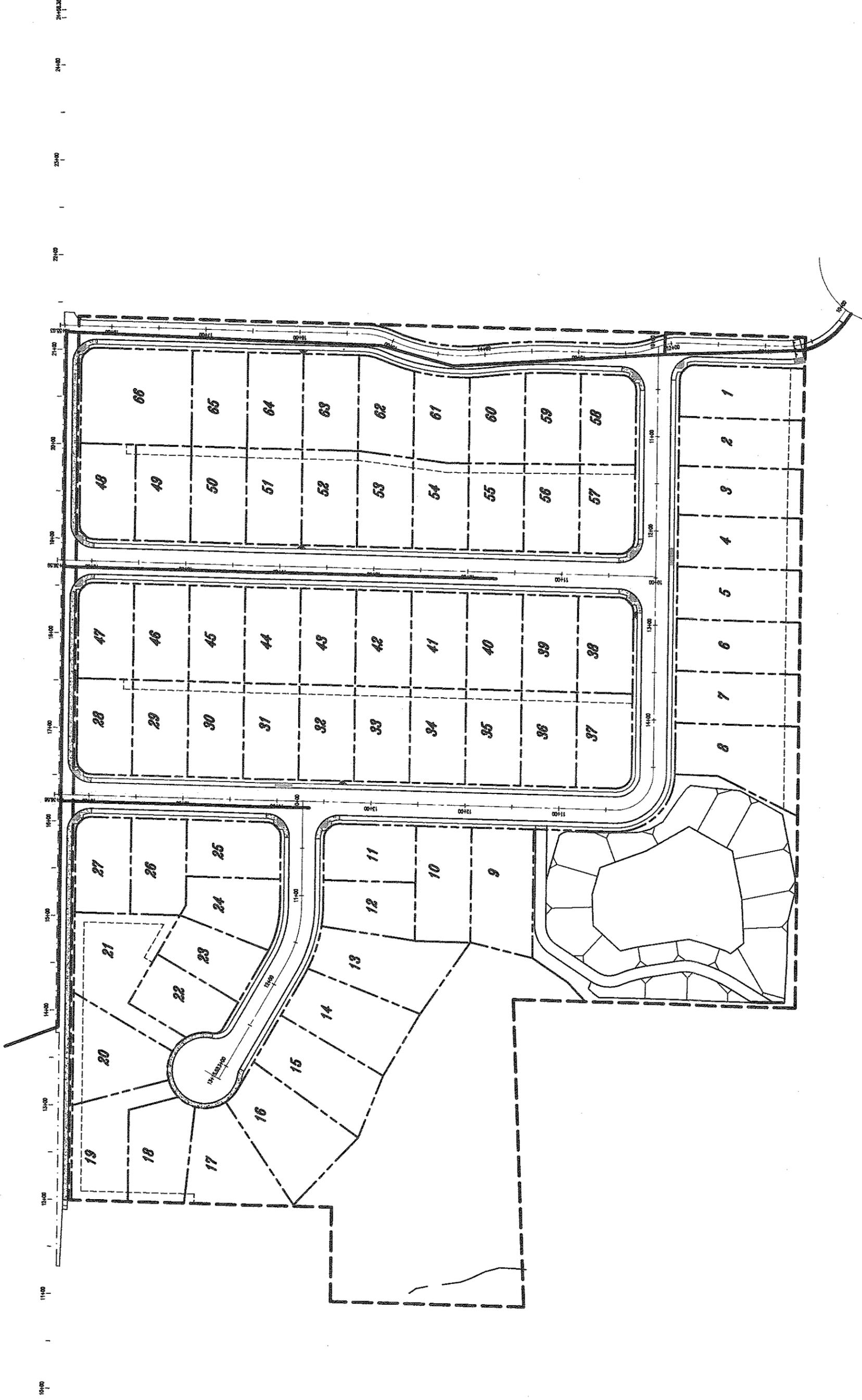
POND UNDER CURRENT STORM ORDINANCE



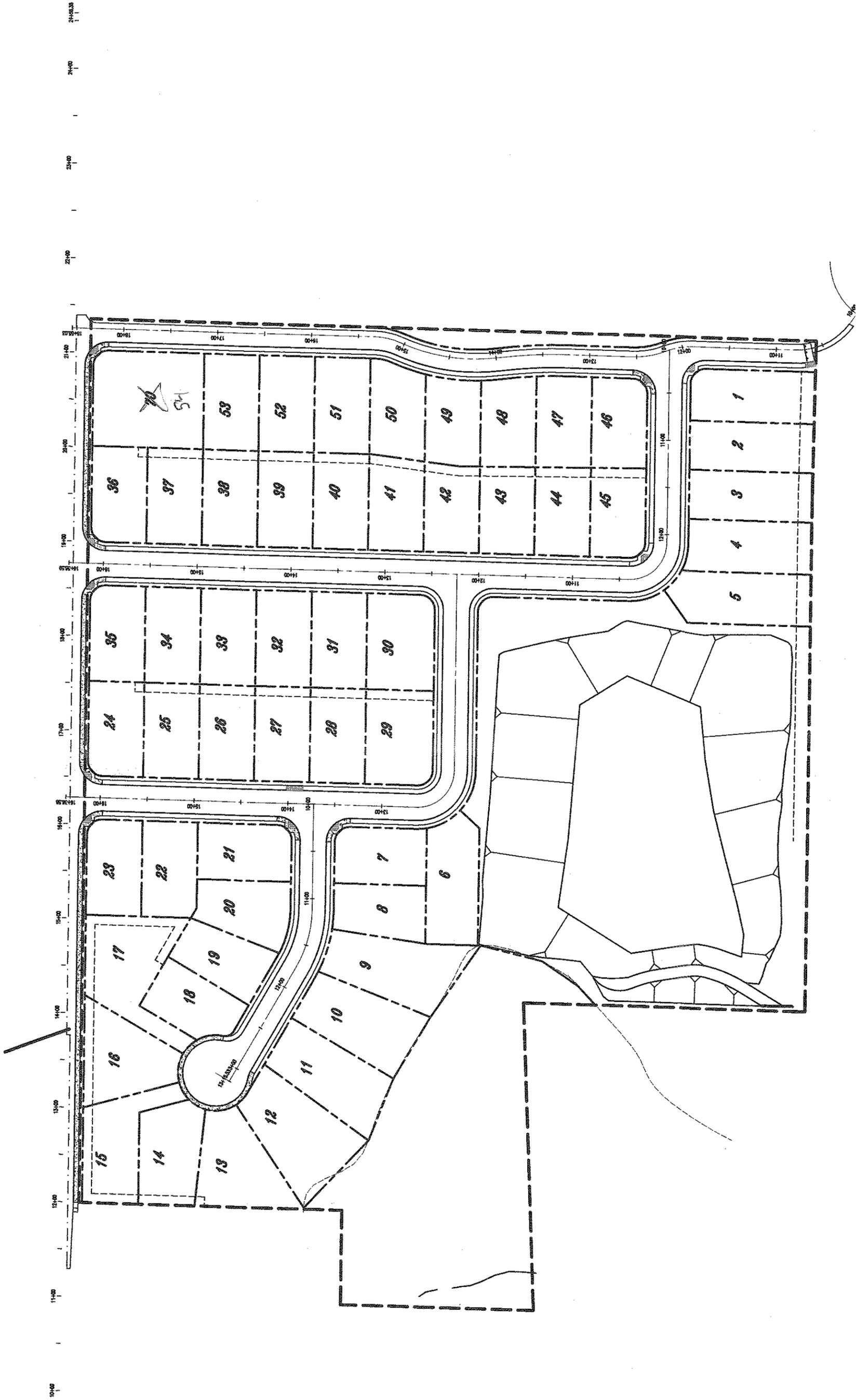
*POND UNDER PROPOSED STORM ORDINANCE
(PREDEVELOPED FORESTED CONDITION)*



POND UNDER PROPOSED STORM ORDINANCE (FIELD CONDITION)



POND UNDER PROPOSED STORM ORDINANCE (FORESTED CONDITION)



PROJECT	APPLICABLE CODE	LOTS	STORM	INFRASTRUCTURE	TOTAL
1	CURRENT CODE	12	6%	14%	20%
	ECOLOGY STANDARD WITH LID	11	14%	11%	25%
	ECOLOGY STANDARD - FORESTED	9	25%	14%	39%
2	CURRENT CODE	55	5%	26%	31%
	PROPOSED ORDINANCE - PASTURE	51	12%	24%	36%
	PROPOSED ORDINANCE - FORESTED	39	29%	22%	51%
3	COMMERCIAL - CURRENT CODE	-	12%	4%	16%
	COMMERCIAL - PROPOSED ORDINANCE	-	28%	4%	32%
4	PROPOSED ORDINANCE - FIELD	66	8%	17%	25%
	PROPOSED ORDINANCE - FORESTED	54	21%	14%	35%