



**AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, August 7, 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 | 2:30 | 15 min | Odren |
| <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 – Emails for Infrastructure percent deduction • DEAB member announcements | | | |
| 2. Residential Impact Fee Delays Follow Up | 2:45 | 30 min | Howsley/Snell |
| 3. DIN/SWI Fees | 3:15 | 30 min | Golemo/Gunther /Nutt/Shafer |
| 4. Public Comment | 3:45 | 5 min | All |

Next DEAB Meeting:

Thursday, September 4, 2014

2:30 – 4:30 p.m.

Public Service Center

6th Floor, Training Room

Agenda:

Shoreline Permit/Exemptions/Updates (Hardy)

Combining Building Permits (Gaither)

Final Plat Process (Wriston)

Permit Center Wait/Service Times (Ellinger/Crider)



proud past, promising future

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

BOCC Work Sessions and Hearings

BOCC Hearing – Transportation Concurrency & Capital Facilities Plan Update – Tuesday, August 19, 10:00 a.m.

BOCC Work Session – Surface Mining Overlay Proposed Policies & Code Standards – Wednesday, August 27, 1:30 p.m.

PC Work Sessions and Hearings

PC Hearing – Shoreline Master Plan Limited Update – Thursday, August 7, 6:30 p.m.

PC Work Session – GIS Mapping Format Review– Thursday, August 21, 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
July 10, 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: Chuck Crider, Brent Davis, Susan Ellinger, Rosie Hsiao, Greg Shafer, Rod Swanson

Administrative Actions

- Introductions
- DEAB meeting is being recorded and the audio will be posted on the DEAB's website
- Review/Adopt minutes – June DEAB minutes were approved and adopted.
- Review upcoming events
 - 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 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.

Odren questioned SEPA process topics listed in the agenda for July 16 BOCC work session. Golemo verified that SEPA process is for the updates associated with comprehensive plan review.

Hardy shared the Shoreline master plan updates for PC work session and Hearing. He said this is for limited amendment. It will add Carty Lake to the list of lakes subject to the SMP, remove an inconsistency between the use table and prohibited uses related to dredging for restoration, and include Washington Administrative Code language regarding non-water oriented commercial uses.

Shafer will follow up on the PC work session for Environmental Assessment Scope environmental assessment scope.

- DEAB member announcements – Odren brought out the issue that the developer (Prentz) is working with staff for double charges for early grading and inspection fees. Shafer explained that there are some concerns for early grading fees and erosion control SWI phasing fees. Staff has been working on it and clarified the confusion. For early grading fees and erosion control SWI phasing fees, County will only charge the initial original base fee once. When the applicants submit the difference phases later on, they only pay the remaining lots or acreages without paying the additional base fees again. The fees charged will be equivalent the regular grading permit.

Residential Impact Fee Delays

Howsley presented the PowerPoint for residential impact fee delays. He has been working with Snell for this residential impact fee delays and has done some research. He gave the history and background information of the deferral programs, and what the intention was. He explained the statewide attempts in Washington; the concepts, concerns, and the statistics; compared the different counties' good policies and programs.

Motion made and DEAB supports Howsley and Snell exploring concepts and come back with more specific code information at next DEAB meeting. The motion passed unanimously.

Infrastructure Percent Deduction – Comp Plan Update

Golemo discussed the infrastructure percent deduction. He expressed concern regarding the assumed infrastructure deduction percentage being used to develop the plan. Currently the assumed infrastructure deduction percentage rate is 27.7% for residential and 25% for Commercial and Industrial. This rate has not changed with updated stormwater ordinances. He consulted with other local engineering consulting companies, and got the data results of 33% to 35% which is likely a more accurate range for infrastructure.

There are questions about buildable land for the County comp plan and concerns about how to present and recommend it to the BOCC. Golemo explained he would provide all information and exhibits to support the number. Odren suggested using the specific projects including the examples to show the reasonable average to support the analysis data.

Motion made to support the letter issued by Golemo to submit to the BOCC based on local engineering consulting companies' information.

DEAB Work Plan/2015-2016 Priorities:

Odren reviewed the DEAB 2015-2016 work plan and priorities. He asked for an update for the 60 day projects and if the work group from consulting companies has been formed.

Ellinger mentioned that County staff is working on a Lean program. There are still some issues for 60 day projects. She is working on the reports for what kind of issues the County staff is having and how to improve and work on issues. The biggest issues are project Hold's like CUP and the plat alt process. Odren suggested forming a work group working on 60 day projects.

DEAB discussed permit issues, like building permits. Gaither said the time is crucial for building permits. He will work with the permit process and provide information at September DEAB meeting.

Golemo is working on fee reforms, fee structures and duplication.

Fall biannual update will start after October. DEAB will invite Bazala to give the update at the October DEAB meeting.

Hardy is working on Shoreline revision, exemptions and updates. He will provide information at the September DEAB meeting.

Ellinger updated process improvements. Lean process works well, but needs consistency. County hired few positions for planners and techs. Shafer mentioned Development Engineering is working to partner for a 0.5 time Engineering job position. Design group is currently helping with Dev Eng needs.

There is a concern for Permit Center waiting times. Sometimes the customer waited for over an hour. Ellinger said the County has the report for waiting information. It posts the information on the County Comm Dev website. Also Comm Dev has started to use tablets and better technology access for improving the service for the inspectors.

Public Comment

There was no public comment.

Meeting adjourned at 4:25 p.m.

Meeting minutes prepared by: Rosie Hsiao

Reviewed by: Greg Shafer

Correspondences

Hsiao, Rosie

From: Steve Bacon <SBacon@crwwd.com>
Sent: Monday, July 21, 2014 10:38 AM
To: Andrew@plsengineering.com; 'Jeff Wriston'; 'Jamie Howsley'
Cc: 'Peter Tuck'; 'Mike Odren'; 'Joel Stirling'; 'Terry Wollam'; 'Eric Golemo'; LaRocque, Linnea; Hsiao, Rosie; 'Don Hardy'; Shafer, Greg; 'Ott Gaither'
Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

I would also suggest changing the two “storm”s in the second paragraph to “stormwater”.

The overall message of the letter reflects the reality of the situation; the infrastructure deduction needs to keep up with the effects of changing codes. Thank you Eric (and others) for running with this.

Steve Bacon, P.E.

Development Program Manager | Clark Regional Wastewater District
8000 NE 52 Court, Vancouver WA 98665 | PO Box 8979, Vancouver WA 98668
Office: 360.993.8810 | Email: sbacon@crwwd.com
APWA Accredited since 2005

From: Andrew Gunther [<mailto:andrew@plsengineering.com>]
Sent: Monday, July 21, 2014 10:12 AM
To: 'Jeff Wriston'; 'Jamie Howsley'
Cc: 'Peter Tuck'; 'Mike Odren'; 'Joel Stirling'; 'Terry Wollam'; 'Eric Golemo'; 'LaRocque, Linnea'; 'Hsiao, Rosie'; Steve Bacon; 'Don Hardy'; 'Shafer, Greg'; 'Ott Gaither'
Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

Eric and Mike,

The letter looks good to me and I think getting the infrastructure deduction as close to correct is critical. I made a couple of very minor potential edits (one grammatical, one clarification) in the attached document that you might incorporate if you think it is appropriate. I used change tracking, so it should be easy to see my comments.

Thanks,

Andrew Gunther
PLS Engineering
2008 C Street
Vancouver, WA 98663
(360)944-6519 (office)
(360)773-6985 (cell)

From: jeffwriston@gmail.com [<mailto:jeffwriston@gmail.com>] **On Behalf Of** Jeff Wriston
Sent: Monday, July 21, 2014 9:43 AM
To: Jamie Howsley
Cc: Peter Tuck; Mike Odren; Joel Stirling; Terry Wollam; Andrew Gunther; Eric Golemo; LaRocque, Linnea; Hsiao, Rosie; Steve Bacon; Don Hardy; Shafer, Greg; Ott Gaither
Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

Eric and Mike,

Hsiao, Rosie

From: jeffwriston@gmail.com on behalf of Jeff Wriston <jeff@moss-wriston.com>
Sent: Monday, July 21, 2014 9:43 AM
To: Jamie Howsley
Cc: Peter Tuck; Mike Odren; Joel Stirling; Terry Wollam; Andrew Gunther; Eric Golemo; LaRocque, Linnea; Hsiao, Rosie; Steve Bacon; Don Hardy; Shafer, Greg; Ott Gaither
Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

Eric and Mike,

Thanks Eric. Great letter and very critical information for all. I'am in support.
Jeff

On Jul 21, 2014 9:04 AM, "Jamie Howsley" <jamie.howsley@jordanramis.com> wrote:

Eric and Mike,

I also think that this is an excellent letter and is supported by the case studies. We should continue to gather additional data if possible in the meantime.

Best,

Jamie

JAMES D. HOWSLEY | Attorney

Jordan Ramis PC | Attorneys at Law | *Celebrating 50 years*

WA Direct: [360-567-3913](tel:360-567-3913)

OR Direct: [503-598-5592](tel:503-598-5592)

OR Main: [503-598-7070](tel:503-598-7070)

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TAX ADVICE NOTICE: IRS Circular 230 requires us to advise you that if this communication or any

Hsiao, Rosie

From: Hardy, Don <Don.Hardy@abam.com>
Sent: Monday, July 21, 2014 9:14 AM
To: Jamie Howsley; Mike Odren; Eric Golemo; Hsiao, Rosie; Jeff Wriston; Ott Gaither; Steve Bacon; Terry Wollam; Shafer, Greg; LaRocque, Linnea; Andrew Gunther
Cc: Peter Tuck; Joel Stirling
Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

I agree with Jamie, this is a good letter. I'm hopeful this will continue the conversation for infrastructure deduction assumptions.

From: Jamie Howsley [mailto:jamie.howsley@jordanramis.com]
Sent: Monday, July 21, 2014 9:04 AM
To: Mike Odren; Eric Golemo; Hsiao, Rosie; Hardy, Don; Jeff Wriston; Ott Gaither; Steve Bacon; Terry Wollam; Shafer, Greg; LaRocque, Linnea; Andrew Gunther
Cc: Peter Tuck; Joel Stirling
Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

Eric and Mike,

I also think that this is an excellent letter and is supported by the case studies. We should continue to gather additional data if possible in the meantime.

Best,

Jamie

JAMES D. HOWSLEY | Attorney
Jordan Ramis PC | Attorneys at Law | *Celebrating 50 years*
WA Direct: 360-567-3913
OR Direct: 503-598-5592
OR Main: 503-598-7070

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From: Mike Odren [<mailto:mikeo@olsonengr.com>]

Sent: Monday, July 21, 2014 8:03 AM

To: Eric Golemo; Hsiao, Rosie; Don Hardy; Jamie Howsley; Jeff Wriston; Ott Gaither; Steve Bacon; Terry Wollam; Shafer, Greg; LaRocque, Linnea; Andrew Gunther

Cc: Peter Tuck; Joel Stirling; Mike Odren

Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

This looks great, Eric. Once we receive all of the comments (if any more), I'll sign. Do you want me to submit/email to BOCC, or would you like to?

Mike

Michael Odren, R.L.A.

Landscape Architect, Land Use Planner

Associate Principal

Olson Engineering, Inc.

1111 Broadway

Vancouver, WA 98660

360-695-1385 WA

503-289-9936 OR

360-695-8117 FAX

mikeo@olsonengr.com

www.olsonengr.com

From: Eric Golemo [<mailto:Egolemo@SGAengineering.com>]

Sent: Friday, July 18, 2014 3:06 PM

To: 'Eric Golemo'; 'Mike Odren'; 'Hsiao, Rosie'; 'Don Hardy'; 'James Howsley'; 'Jeff Wriston'; 'Ott Gaither'; 'Steve Bacon'; 'Terry Wollam'; 'Shafer, Greg'; 'LaRocque, Linnea'; 'Hsiao, Rosie'; 'Andrew Gunther'

Cc: Peter Tuck; Joel Stirling

Subject: RE: Updated: RE: For infrastructure percent deduction - Comp Plan

Fellow DEAB members,

I have attached a draft of a formal comment letter regarding the infrastructure percent deduction that we discussed at our last meeting. Can you please review and either approve or suggest edits.

Thanks,

Eric

From: Eric Golemo [<mailto:Egolemo@SGAengineering.com>]

Sent: Thursday, July 10, 2014 11:07 AM

To: 'Mike Odren'; 'Hsiao, Rosie'; 'Don Hardy'; 'James Howsley'; 'Jeff Wriston'; 'Ott Gaither'; 'Steve Bacon'; 'Terry Wollam'; 'Shafer, Greg'; 'LaRocque, Linnea'

Cc: Peter Tuck (peter@olsonengr.com); Joel Stirling (joel@sterling-design.biz); Oliver Orjiako (Oliver.Orjiako@clark.wa.gov)

Subject: FW: Updated: RE: For infrastructure percent deduction - Comp Plan

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

Hsiao, Rosie

From: O. Gaither <ott@gaitherconstruction.com>
Sent: Saturday, July 19, 2014 8:29 AM
To: Eric Golemo
Cc: Mike Odren; Hsiao, Rosie; Don Hardy; James Howsley; Jeff Wriston; Steve Bacon; Terry Wollam; Shafer, Greg; LaRocque, Linnea; Andrew Gunther; Peter Tuck; Joel Stirling
Subject: Re: Updated: RE: For infrastructure percent deduction - Comp Plan

Looks heat Eric, well done.
Ott

Sent from my iPhone

On Jul 18, 2014, at 3:06 PM, "Eric Golemo" <Egolemo@SGAengineering.com> wrote:

Fellow DEAB members,
I have attached a draft of a formal comment letter regarding the infrastructure percent deduction that we discussed at our last meeting. Can you please review and either approve or suggest edits.
Thanks,
Eric

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Sent: Thursday, July 10, 2014 11:07 AM
To: 'Mike Odren'; 'Hsiao, Rosie'; 'Don Hardy'; 'James Howsley'; 'Jeff Wriston'; 'Ott Gaither'; 'Steve Bacon'; 'Terry Wollam'; 'Shafer, Greg'; 'LaRocque, Linnea'
Cc: Peter Tuck (peter@olsonenr.com); Joel Stirling (joel@sterling-design.biz); Oliver Orjiako (Oliver.Orjiako@clark.wa.gov)
Subject: FW: Updated: RE: For infrastructure percent deduction - Comp Plan

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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 three example projects are: 39%, 51%, and 32%.

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
Civil Engineering / Land Use Planning
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

<DEAB Infrastructure percent deduction - Comp Plan.docx>

<Site Use Per Code Exhibit.pdf>

<Project 1.pdf>

<Project 2.pdf>

<Project 3.pdf>

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Attachment 1

DEVELOPMENT and ENGINEERING ADVISORY BOARD

July 18, 2014

Clark County Board of Commissioners
Attn: Jennifer Clark
P.O. Box 5000
Vancouver, WA 98666-5000

Re: Comprehensive Plan Update - Infrastructure Percent Deduction

To the Board of County Commissioners,

The Development and Engineering Advisory Board (DEAB) has reviewed documents and proposals regarding the current Comprehensive Plan Update. Members of the board have expressed concern regarding the assumed infrastructure deduction percentage being used to develop the plan. The commissioners asked DEAB to provide some info and input regarding the infrastructure deduction percentage. This letter is in response to that request.

Currently the assumed infrastructure deduction percentage rate is 27.7% for residential and 25% for Commercial and Industrial. This rate has not changed with updated storm ordinances. While these assumptions may be appropriate in areas of well draining soils, we believe they underestimate the impact in areas of poorly draining soils which is where most of the urban growth area is located. DEAB has conducted some research with the help of other local engineering consultants. We 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. First we looked at a few theoretical examples prepared by SGA Engineering 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.

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

Next we obtained a few calculations on sample projects from several local consultants. These examples do not account for the new LID flow standard. It is assumed this will add cost but not likely take additional area.

Sterling Design provided a calculation for Whispering Pines subdivision. Under the old stormwater rules the infrastructure is 31% with the current adopted rules it goes to **34.5%**.

Olson Engineering provided 4 examples in the Battleground area. No exhibits are attached but could be provided upon request.

The summary is below:

18 Lot subdivision - **42%**

167 lot Subdivision - **25%**

117 Lot Subdivision - **32%**

26.3Ac Commercial - **34%**

In conclusion DEAB feels the 27.7% is low and doesn't accurately reflect the percentage of land lost to infrastructure. The average infrastructure percentage in the 8 examples we looked at was about **36.2%**. It should be noted that not all land brought into the urban growth boundary is in poorly drained soil. **But based on a weighted average 32-35% is likely a more accurate range for the assumed Infrastructure Percent Deduction.**

Please let us know if you have any questions.

Respectfully,

Michael Odren, R.L.A.

Chair, Development and Engineering Advisory Board



Eric E. Golemo, PE

Sub-Committee Chair, Development and Engineering Advisory Board

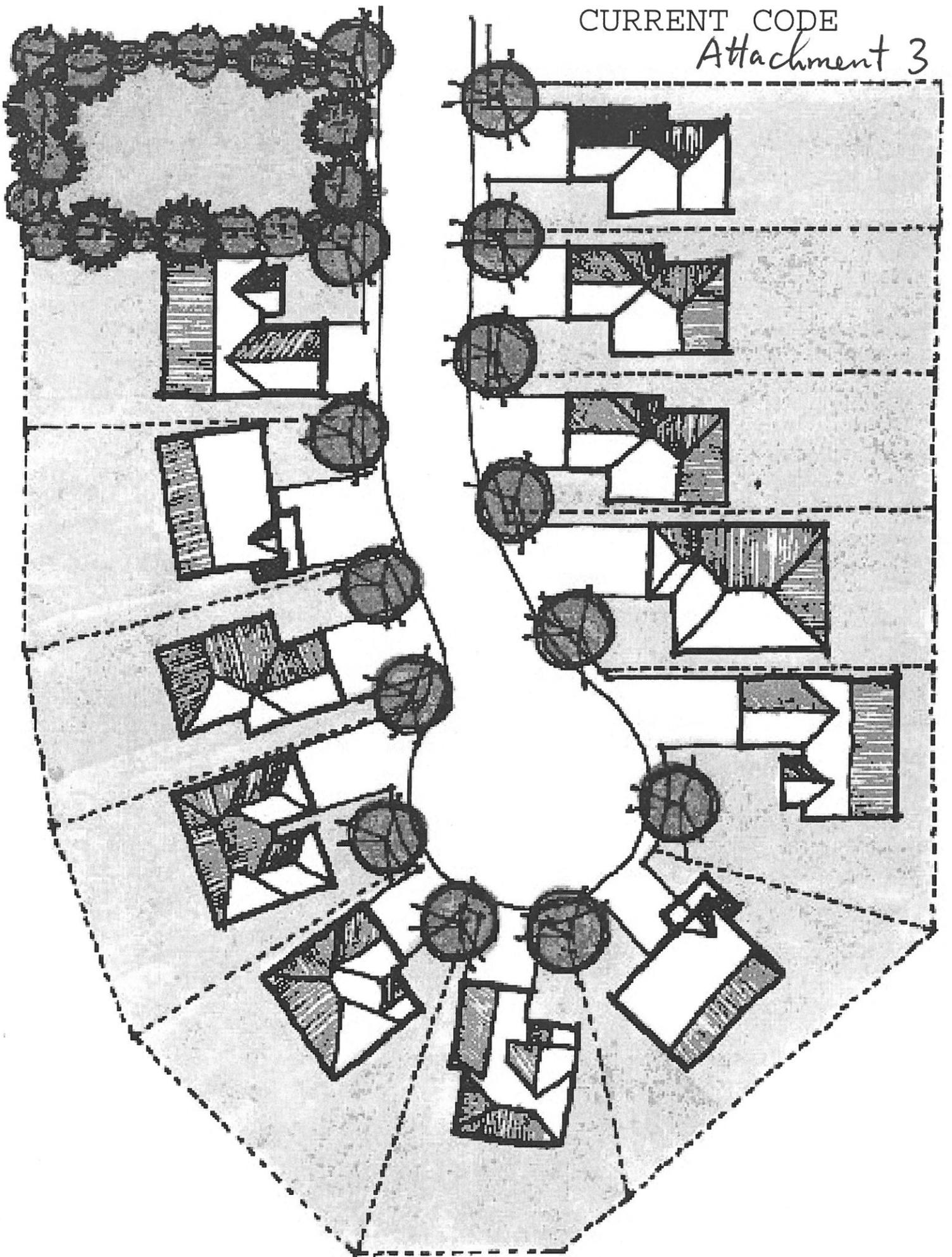
Attachments and Supporting Information:

- 1) Site use per code Table Projects 1-3
- 2) Project 1 - Figure
- 3) Project 2 - Figure
- 4) Project 3 - Figure
- 5) Email from Peter Tuck of Olson Engineering (7-2-2014) - Project examples
- 6) Email from Joel Stirling of Sterling Design (7-10-2014) - Project example

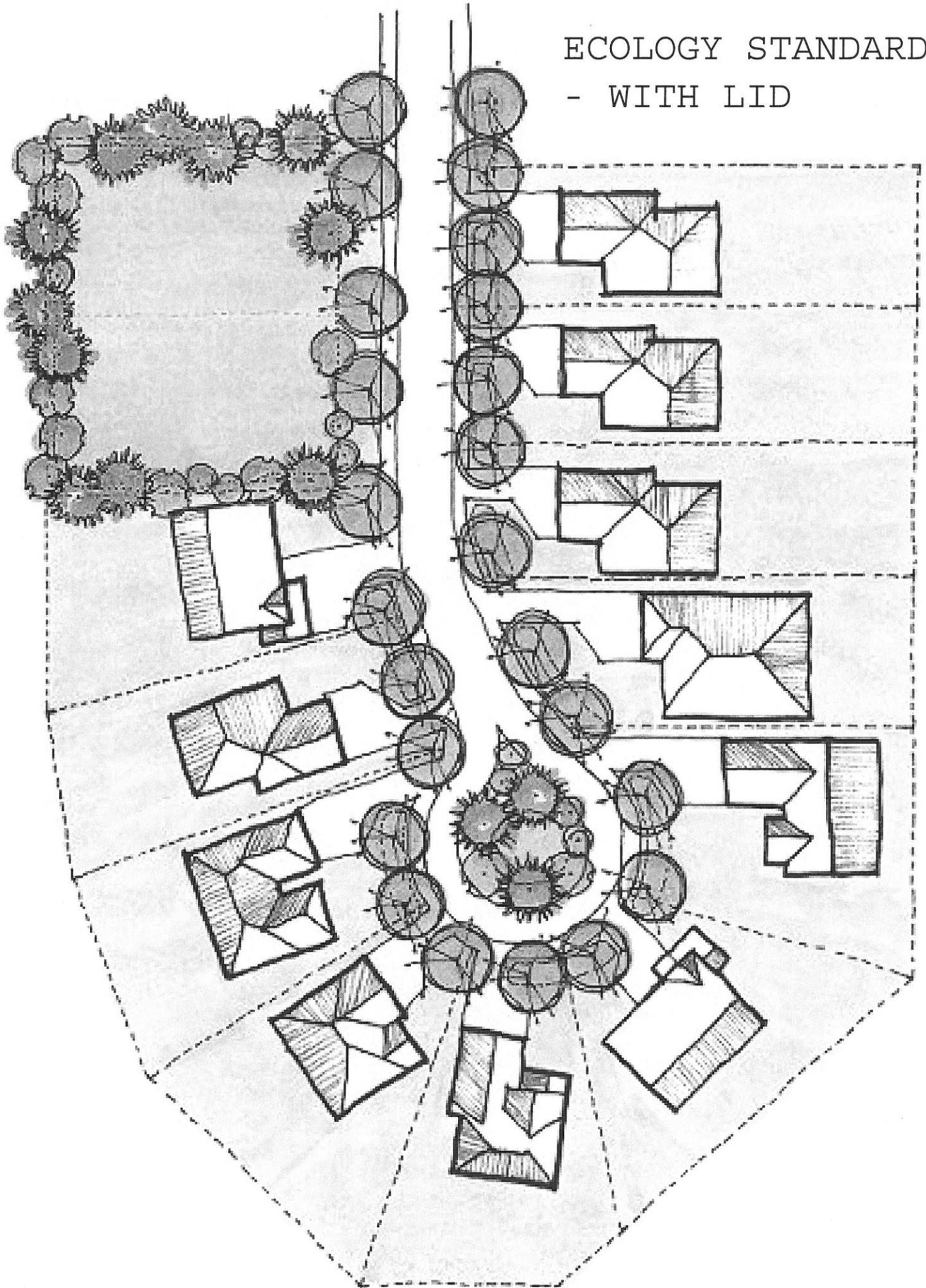
Attachment 2

| 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% |

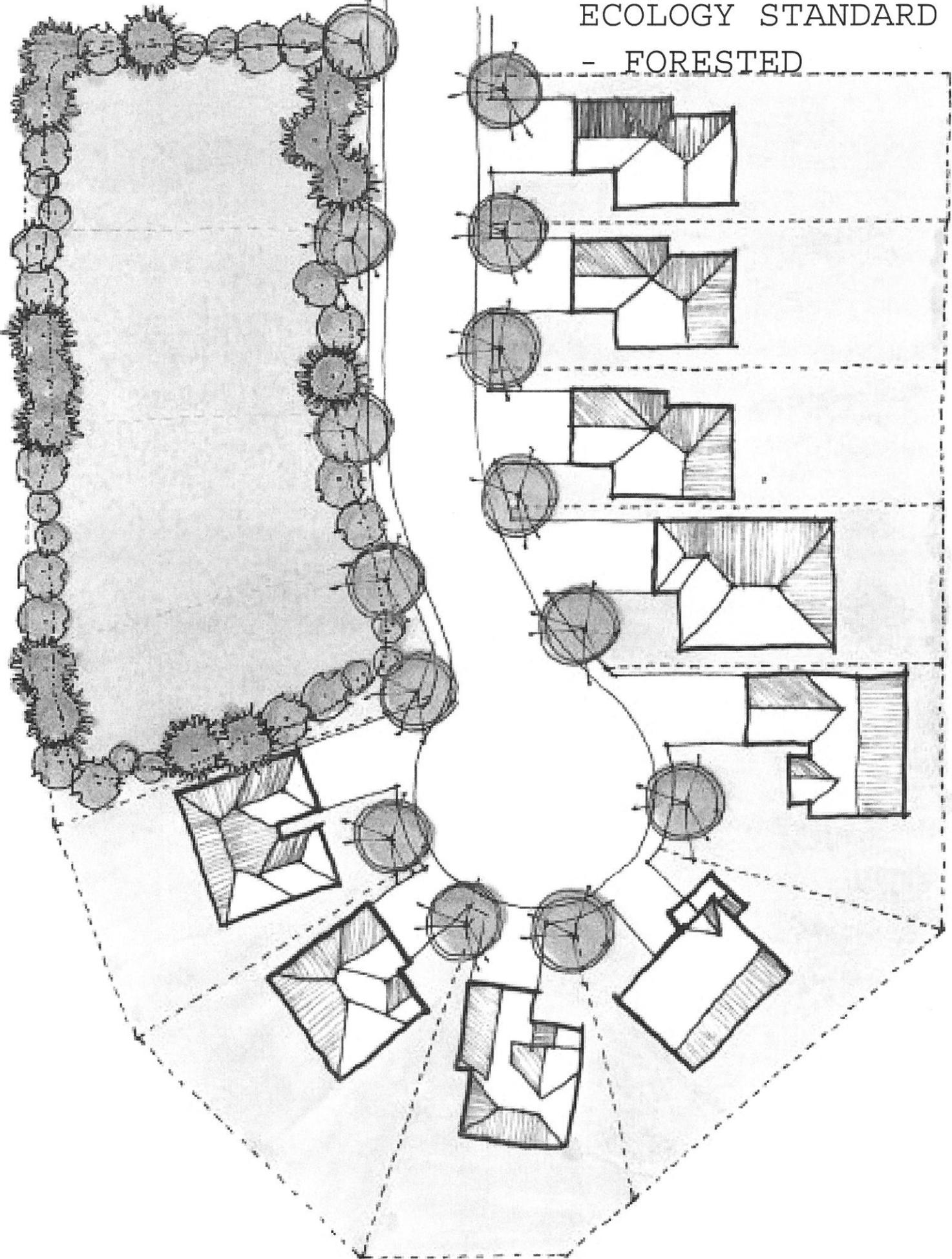
CURRENT CODE
Attachment 3



ECOLOGY STANDARD
- WITH LID



ECOLOGY STANDARD
- FORESTED





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PUBLIC WORKS
Development Engineering Program

Fees shown on this table are effective April 30, 2012.

Table 6.110A.030—Development Inspection Fees

DIN

| Section | Activity | Fee | Issuance Fee |
|------------------------------------|--|----------------------------|--------------|
| Engineering Inspection Fees | | | |
| A | Critical Aquifer Recharge Area Permit (CARA) Category I Only | | |
| | All types site plan inspection | 754 | 53 |
| B | Drainage Project | | |
| | Inspection Fee ⁽¹⁾ | 1,400 | 94 |
| C | Grading and Drainage Permit – Inspection | | |
| I | Fee based on earthwork volume and stormwater requirements. | | |
| a | Volume 499 c.y. or less | | |
| | Basic grading only | 700 | 94 |
| | Basic grading and stormwater MR #1-5 | 2,100 | 94 |
| | Basic grading and stormwater MR #1-10 | 2,600 | 94 |
| b | Volume 500 to 4,999 c.y. | | |
| | Basic grading only | 1,000 | 94 |
| | Basic grading and stormwater MR #1-5 | 2,400 | 94 |
| | Basic grading and stormwater MR #1-10 | 3,000 | 94 |
| c | Volume 5,000 to 25,000 c.y. | | |
| | Basic grading only | 2,000 | 94 |
| | Basic grading and stormwater MR #1-5 | 3,400 | 94 |
| | Basic grading and stormwater MR #1-10 | 4,000 | 94 |
| d | Volume greater than 25,000 c.y. | | |
| | Basic grading only | 4,000 | 94 |
| | Basic grading and stormwater MR #1-5 | 5,400 | 94 |
| | Basic grading and stormwater MR #1-10 | 7,000 | 94 |
| D | Grading Permit – Extensions and Penalties | | |
| I | One-year extension for construction inspection ⁽²⁾ | 50% of original fee | 94 |
| II | Work Without Permit | Double fee | n/a |
| E | Inspection | | |
| | Inspection per hour after normal work hours and any reinspection (regardless of time of day) | Hourly Rate ⁽³⁾ | n/a |

| Section | Activity | Fee | Issuance Fee |
|----------|--|---|-------------------|
| F | Short Plat | | |
| I | Inspection Fee | 5,544 | 94 |
| II | Rural Driveways | 348 | 53 |
| G | Site Plan | | |
| I | Types 1, 2, and 3 - Site Work. Fee consists of base fee plus disturbed area component. Maximum fee = \$35,000. | | |
| a | Base Fee – All Projects | 3,250 | 94 |
| b | Plus Fee per sq. ft. of disturbed area ⁽⁴⁾ | 0.028/s.f. | n/a |
| II | Inspection Fee - Frontage Along Existing Public Street (Arterials and Collectors only) | | |
| a | Base fee | 300 | 94 ⁽⁵⁾ |
| b | Per linear foot length of frontage | 0.75/l.f. | n/a |
| III | Unoccupied Commercial and Utility Structures ⁽⁶⁾ | 1,097 | 94 |
| IV | Final Site Plan Inspection | 1,097 | 53 |
| H | Subdivision (all sizes) | | |
| I | Inspection Fee - Site Work | | |
| a | Base fee | 7,133 | 94 |
| b | Per lot fee | 179 | n/a |
| II | Inspection Fee - Frontage Along Existing Public Street (Arterials and Collectors only) | | |
| a | Base fee | 300 | 94 ⁽⁵⁾ |
| b | Per linear foot length of frontage | 0.75/l.f. | n/a |
| I | System Integrity Review | | |
| I | Maintenance Warranty | 1,164 | 53 |
| II | Performance Bond ⁽⁷⁾ | Hourly Rate; Initial Deposit \$200 ⁽³⁾ | 53 |

Notes:

1 This fee category is only for drainage projects (including the excavation or construction of pipes, culverts, channels, embankments or other flow-altering structures in any stream, stormwater facility, or wetland) that have less than 50 c.y. of earthwork. If the earthwork is 50 c.y. or greater, then the "Grading and Drainage Plan Review" fee category is required.

2 "Grading and Drainage Permit Inspections" are valid for one year. The one year starts on the date of the preconstruction conference. If no preconstruction conference is held, the permit year begins when fees are paid. Extensions are allowed if fees are paid before the expiration date. Requests to extend inspection after the expiration date may be considered; full inspection fees would apply.

3 The Hourly Rate fee is calculated using a standard annual hourly rate schedule (by job classification) multiplied by actual staff hours spent on the project. The hourly rate includes salary, benefits, and program overhead. Inspection time outside normal work hours is calculated at 1.5 times the standard hourly rate. County will send a final itemized billing, less any initial deposit, that must be paid before the project is approved or finalized.

4 Disturbed area is defined in Clark County Code Section 40.385.010(D).

5 When a project includes both onsite and frontage inspection at the same time, only one issuance fee is required.

6 The "Unoccupied Commercial and Utility Structures" fee category is only for simple inspections. Projects that trigger stormwater minimum requirements #1-5 or #1-10 are required to pay the standard site plan inspection fee.

7 Fee applies to requests to use a performance bond (or similar legal instrument) to delay constructing public facilities or landscaping. The fee also applies when obtaining traffic impact fee credits, under certain circumstances. Fee is for staff costs for activities including, but not limited to, negotiating the terms of the bond, reviewing cost estimates and legal documents, and releasing the bond when completed. Field inspection time is not included in this fee.

(Sec. 3 (Exh. A) of Ord. 2001-12-09; amended by Sec. 1 (Exh. A) of Ord. 2002-11-07; amended by Sec. 1 (Exh. A) of Ord. 2004-02-09; amended by Ord. 2004-12-02; amended by Ord. 2005-12-01; amended by Sec. 2 of Ord. 2006-05-27; amended by Sec. 1 of Ord. 2007-04-17; amended by Sec. 1 of Ord. 2007-11-13; amended by Sec. 1 of Ord. 2008-02-01; amended by Sec. 1 (Exh. A) of Ord. 2009-07-06)



Fees shown on this table are effective April 1, 2012.

Table 6.110A.035 - NPDES Erosion Control Inspection Fees⁽¹⁾ SWI

| Section | Activity | Fee | Issuance Fee |
|----------|---|-------------------------------|--------------|
| A | Annual Erosion Control Inspection Fee - First Year ⁽²⁾ Fee consists of base fee plus disturbed area component. ^(3,4) | | |
| a | Base fee | 450 | 94 |
| b | Additional fee for disturbed area up to and including 1 acre | 2,000/acre | n/a |
| c | Additional fee for disturbed area over 1 acre to 5 acres | 700/acre | n/a |
| d | Additional fee for disturbed area over 5 acres to 100 acres | 100/acre | n/a |
| e | Additional fee for disturbed area over 100 acres | 50/acre | n/a |
| B | Erosion Control Inspection Fee during Maintenance Bond Period (2-year fee) | 600 | 94 |
| C | Annual Extensions ⁽⁵⁾ | 80% of Initial Inspection fee | 94 |

Notes:

1 NPDES erosion control inspection fees are in addition to development inspection fees in Table 6.110A.030.

2 The inspection permit year for erosion control begins on the date of the preconstruction conference. If no preconstruction conference is held, the permit year begins when fees are paid.

3 The disturbed area fee calculation adds the fee component from each applicable area range. The fee formula calculates the area in acres using two significant figures after the decimal point. For example, the fee for a project with 200 acres of disturbed area is \$19,750 (\$19,750 = 450+2,000+2,800+9,500+5,000)

4 Disturbed area is defined in Clark County Code Section 40.385.010(D).

5 "Erosion Control Inspections" are initially valid for one year. Extensions at a reduced rate are allowed if fees are paid before the expiration date. Projects with expired annual erosion control inspection permits shall pay the full fee and may be subject to code enforcement action.