



proud past, promising future

**PUBLIC WORKS  
DEVELOPMENT ENGINEERING PROGRAM**

**AGENDA  
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, November 5, 2015

2:30 – 4:30 p.m.  
Public Service Center  
6<sup>th</sup> 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"> <li>• Introductions</li> <li>• DEAB meeting is being recorded and the audio will be posted on the DEAB’s website</li> <li>• Review/Adopt minutes</li> <li>• Review upcoming events</li> <li>• DEAB member announcements</li> </ul>	2:30	15 min	Gunther
2. Retaining Walls & Set-backs/Updates	2:45	30 min	Wollam/Snell/Muir
3. WDFW Biodiversity Habitat Mapping	3:15	30 min	Gunther/Tyler/Davis
4. Public Comment	3:45	30 min	All

**Next DEAB Meeting:**

**Thursday, December 3, 2015**  
2:30 – 4:30 p.m.  
Public Service Center  
6th Floor, Training Room

**Agenda:**

Shoreline Exemption Application and Process – Snell/Hardy



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**County Manager Briefing and BOCC Hearing**

County Manager Briefing – every Wednesday at 10 a.m. \*

BOCC Hearing – every Tuesday at 10 a.m. \*\*

BOCC Hearing – Continuance of Shoreline Master Program from October 13 – Limited Amendment, Date Uncertain

BOCC Hearing – Road Vacation – Tuesday, November 3, 10:00 a.m.

BOCC Work Session - 2016 Comprehensive Plan Update – Wednesday, November 4, 9:00 a.m.

BOCC Hearing – 2015 Amended Annual Construction Program, 6 year transportation improvement program, 2016 Annual Construction Program – Tuesday, November 10, 10:00 a.m.

**PC Work Sessions and Hearings**

PC Work Session – Designation of a Rural Industrial Land Bank – Thursday, November 5, 5:30 p.m.

PC Hearing – Designation of a Rural Industrial Land Bank – Thursday, November 19, 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*

\* Unless cancelled, which some are if there are no topics

\*\* Except first Tuesday when the hearing is typically in the evening

**Development and Engineering Advisory Board Meeting  
October 1, 2015  
2:30 p.m.-4:30 p.m.  
Public Service Center**

Board members in attendance: Don Hardy, Eric Golemo, Andrew Gunther, James Howsley, Mike Odren, Jeff Wriston

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

County staff: Jose Alvarez, Leslie Ernesti, Rosie Hsiao, Angie Merrill, Dianna Nutt, Oliver Orjiako, Greg Shafer, Peter Silliman

Public: None

**Administrative Actions**

- DEAB meeting is recorded and posted to the county's website.
- Review/Adopt Minutes: Minutes from September 2015 adopted.
- Reviewed Upcoming Events:
  - County Manager Briefing – every Wednesday at 10 a.m. (Unless cancelled, which some are if there are no topics)
  - BOCC Hearing – every Tuesday at 10 a.m. (Except first Tuesday when the hearing is typically in the evening at 6:00 p.m.)
  - BOCC Hearing - Shoreline Master Program – Tuesday, October 13, 10:00 a.m.
  - BOCC Hearing - 2016 Comprehensive Plan Update – Wednesday, October 20, 10:00 a.m.
  - BOCC Special Meeting – Public Transportation Improvement – Tuesday, October 27, 3 p.m. at Downtown Vancouver Library
  - PC Work Session – Clark County Stormwater Manual & Code Update, School Impact Fees – Thursday, October 1, 5:30 p.m.
  - PC Hearing – Clark County Stormwater Manual & Code Update, School Districts Capital Facilities Plans (CFP) Update – Thursday, October 15, 6:30 p.m.
- DEAB member announcements:
  - Odren confirmed the BOCC hearing on Oct 13 for Shoreline Master Program is just the update with minor changes.
  - Golemo checked Stormwater Manual and Code Update motion made by DEAB at previous meeting forwarded to PC and it is in the PC packet.
  - Odren shared the info from the meeting at City of Battle Ground that Department of Ecology is asking for soil types and classification from the County. They try to make specific areas based on County soil classification. Golemo mentioned it has been approved previously; it needs to be rechecked to make sure it works fine.
  - Gunther introduced discussion on Bio diversity; will schedule for November DEAB meeting. He will do some follow up.

- Hardy said Shoreline exemption will be discussed again soon per the conversation with Marty Snell.
- Howsley attended and testified at the joint County BOCC and PC hearing last month. He gave the kudos to County staff for this long meeting.

### **Final Plat Process/Updates**

Wriston gave updates for the final plat process from the working group he involved on a July 22, 2015 meeting. Following is the discussions for the improvements and concerns:

- Electronic distribution - In 2017, the system will be capable for electronic distribution. Now staff is sharing the scanner with dev engineering, scanning the plats and routing out for review.
- Communication - Appointments are working well. Both Angie and Chuck set their own appointments. Staff also takes in the applications for walk- in customers. Suggestion for improvement is to take same date appointments.
- Current goal: “Non-fee based” submittals to be taken in at the counter. Staff will continue to work on process to accept fee-based materials on same day/walk-in basis.
- Issues for BOCC signed mylar – Who will sign the mylars for plat approval if the chair is not there?
- Suggestion for potential code changes for final plat minor issues and conditions.
- Shorten time for submitting paper plat with Health Department signature to allow processing of building permits during the waiting on plat processing, and upload to GIS, however, there are still some days lagging.
- Templet for legal documents- CC&Rs - Chris Horne is still working on this.
- Maintenance Bond works great.
- Angie Merrill did a good job.
- Staff focuses on training. Good communication and education to both developer and community.

DEAB will follow up and get updates every 6 months.

### **Comp Plan/Updates**

Orjiako provided two project updates that county staff accomplished. One is the parks comp plans which have been approved by BOCC. Staff is working on calculating the new fees and applying for grants. For TIF (Traffic Impact Fees) updates, staff is still working with BOCC for an upcoming hearing. It has not been adopted by BOCC yet.

For the Draft Supplemental Environmental Impact Statement Alternatives on the 2016 Comprehensive Plan updates, PC recommended Alternative 1 that the county would adopt the map as it is with no new changes. For rural areas, PC didn't want to make any changes.

Alvarez explained School districts CFP (Capital facilities plans). Code requires that these plans and programs will be reviewed and approved as county comprehensive plans every 4 years. County changed it to every 2 years in 2011 and 2012. 9 of 10 school districts have submitted to County for approval in 2016.

Although the fee calculation and formula in the code is based on the current comp plan, cost per student, student factor for multi-family and single family residence, there is a significant school impact fee increase for Ridgefield School District in 2016. PC work session will discuss this on Oct 1 and there is a hearing in two week on Oct 13. DEAB can submit comments before the hearing.

Wriston and Howsley raised concerns for the dramatic increased school impact fees. They worried it would pass to the home buyers.

Golemo mentioned school impact fees are very high in three areas, Evergreen multifamily, Ridgefield and Washougal.

Orjiako said PC and school boards had the conversation regarding this issue. All school boards recommended the fee changes and they made the policy. If DEAB has comments, submit them to the Planning before the hearing.

**Motion made by Wriston:** DEAB has concerns for the significant increased School Impact Fees for developments in Evergreen multifamily, Ridgefield and Washougal. Motion passed.

**Public comments:** None

Meeting adjourned at 4:15  
Meeting minutes prepared by: Rosie Hsiao  
Reviewed by: Greg Shafer

## Potential changes to 40.320.010, setbacks for retaining walls and fences

### F. Establishing Setback Standards for Retaining Walls and Fences.

1. Construction of private retaining walls or fences within public rights-of-way is prohibited. Exceptions to this prohibition shall require approval of the Public Works director.
2. The construction of retaining walls four (4) feet or less in height and fences ~~six (6)~~ seven (7) feet or less in height may be constructed within public easements. Exceptions to these height limits may be granted when written approval has been obtained from the easement holder.
3. The construction of retaining walls in excess of four (4) feet in height and fences in excess of ~~six (6)~~ seven (7) feet in height shall meet the setback requirements of the underlying zone. The height of a fence on top of retaining walls shall be measured to the grade at the bottom of the wall. Exceptions to this provision are as follows:
  - a. When an exception under subsection (F)(1) of this section has been granted;
  - b. The exposed faces of retaining walls over four (4) feet in height are directed toward the interior of the lot;
  - c. The retaining walls are constructed as part of the site improvements prior to a final plat, and located between lots within the development. Retaining walls on the perimeter of the plat may not use this exception, except as allowed under subsection (F)(3)(d) of this section;
  - d. Retaining walls abutting a road right-of-way or road easement; provided, that the wall does not block required sight distance;
  - e. The retaining wall is constructed between lots under the same ownership.
  - f. Non-sight-obscuring fences such as chain link or wrought iron less than seven (7) feet tall on top of retaining walls of less than four feet tall are allowed within setbacks.
4. Building codes for retaining walls may require setbacks that are greater than those required by this section.

A retaining wall taller than four feet may be placed within setbacks by using a series of retaining walls four feet high or less that are separated a minimum of four feet, provided

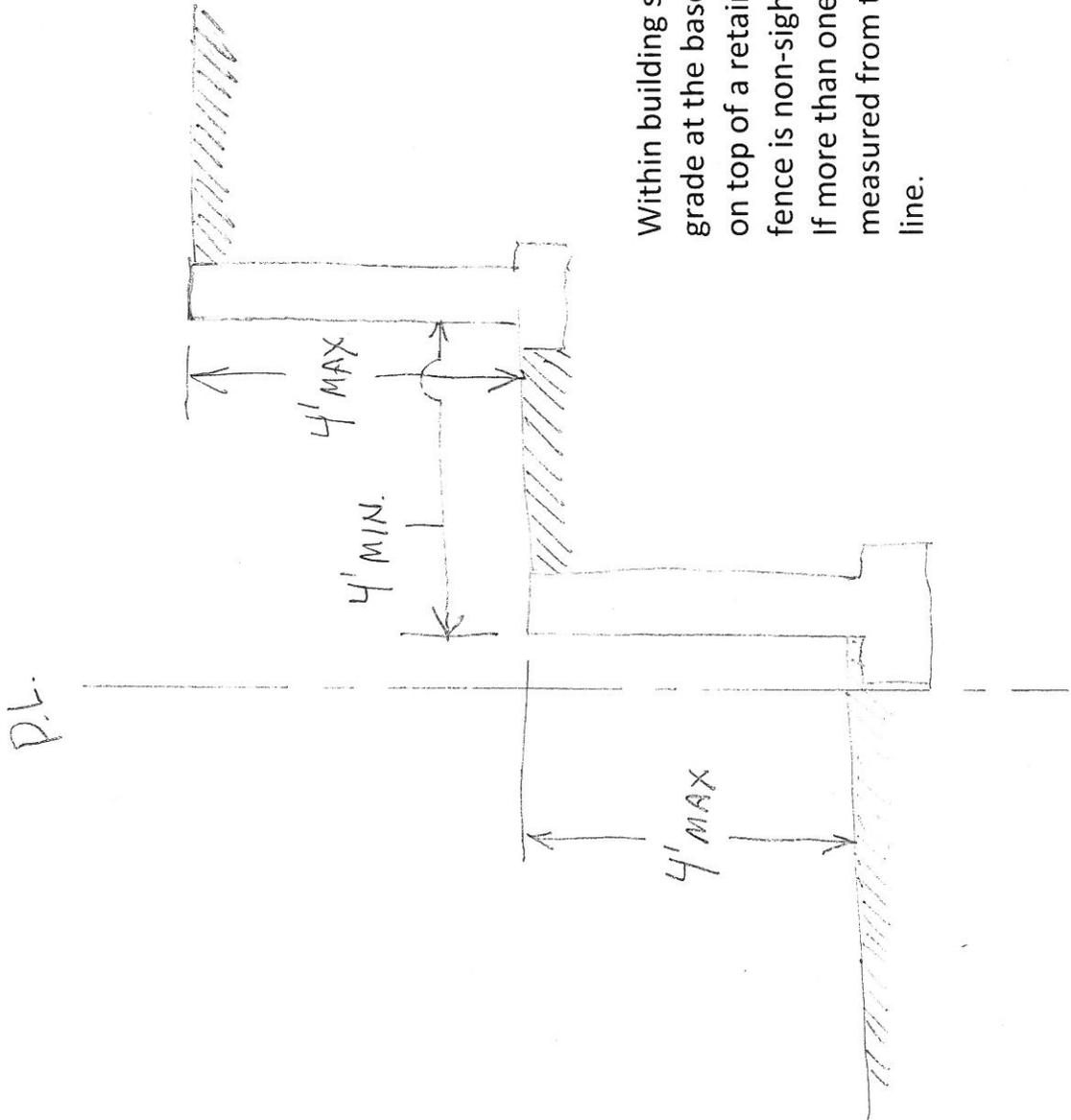
the area between walls is maintained in ground cover or shrubs. The total height of a series of walls shall not exceed eight (8) feet. Landscaping shall be maintained consistent with CCC40.320.010.G.6.

Issues:

Should there be a total height limit, even beyond setbacks?

Should fill be allowed expressly to elevate homes to obtain better views, at the expense of neighbors' views?

Should use of large keyed concrete blocks be allowed?

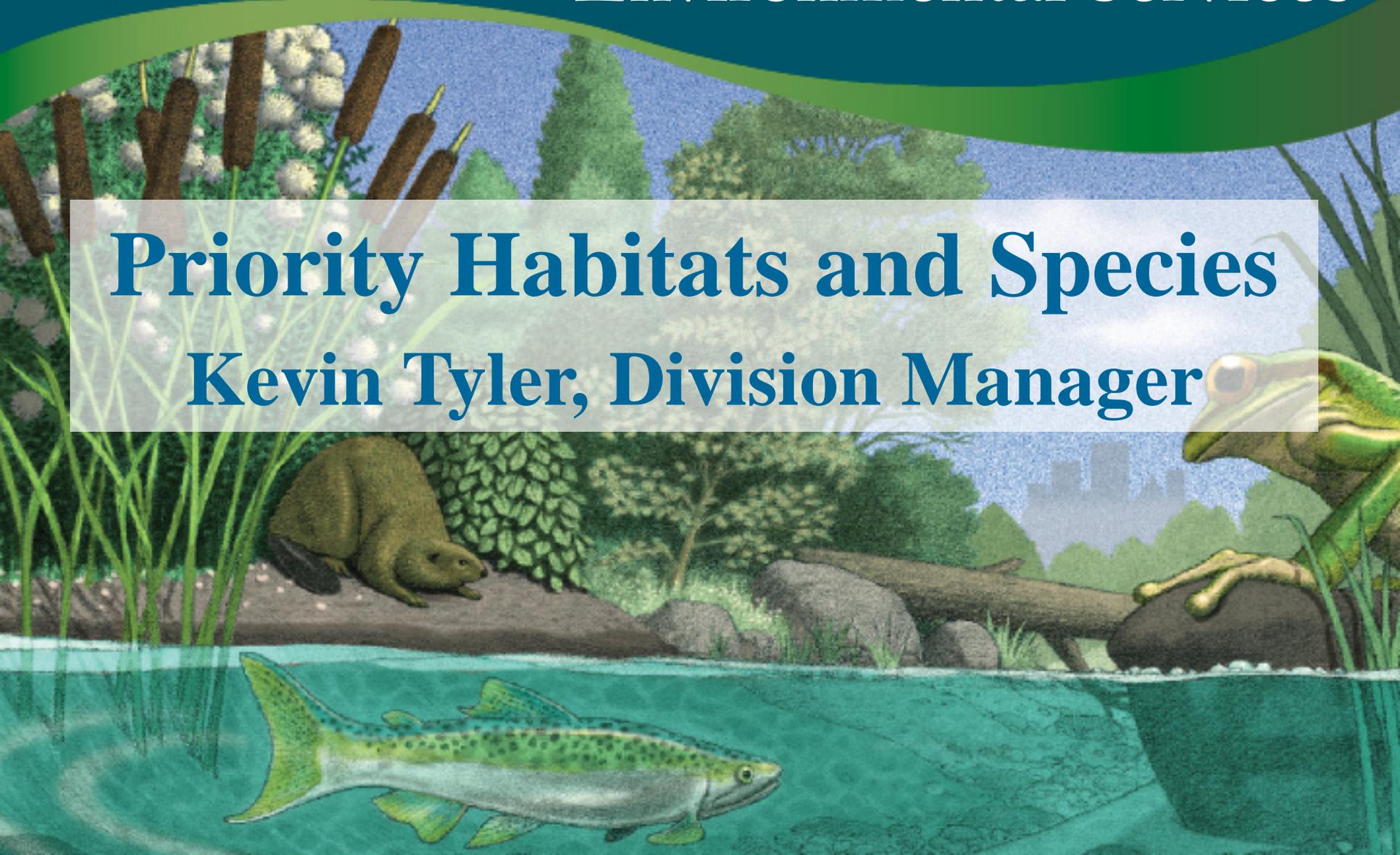


Within building setbacks, the total height (measured from the grade at the base of a retaining wall) of a sight-obscuring fence on top of a retaining wall shall not exceed 7.5 feet unless the fence is non-sight obscuring such as chain link or wrought iron. If more than one retaining wall is provided, grade shall be measured from the base of the wall closest to the property line.



# Clark County Environmental Services

## Priority Habitats and Species Kevin Tyler, Division Manager



# Habitat Ordinance Overview:

CCC 40.440.010.B.3

New SFR development occurring immediately outside but within....100 feet of designated non-riparian priority habitat shall require consultation with WDFW prior to issuance of a development permit.

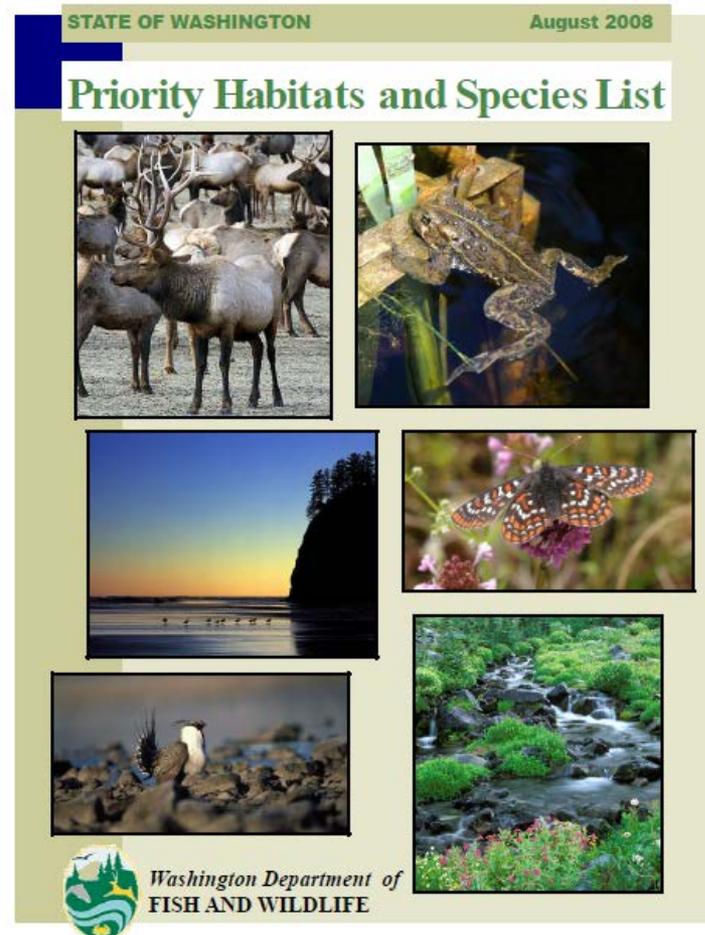
CCC 40.440.010.C.1.b

Areas identified by and consistent with WDFW priority habitats and species criteria.....The county shall defer to WDFW in regards to classification, mapping and interpretation of priority habitat species.



# Priority Habitats & Species List

- Numerous fish and wildlife species areas (everything from blue-gray tailed dropper to grizzly bear)
- 11 terrestrial habitats (riparian, biodiversity areas, white oak woodlands)
- 5 aquatic habitats (freshwater, instream, nearshore, etc.)
- 4 habitat features (caves, cliffs, snags & logs, talus)



# Biodiversity Areas & Corridors

*The history of these habitat areas.*

- Previous versions of the Priority Habitats & Species list used urban and rural natural open space as the habitat definition
- 2008 Priority Habitats & Species list update from WDFW reclassified the definition as Biodiversity Areas & Corridors
- 2009-2010 Clark County Environmental Services participated in a countywide mapping exercise to evaluate the Biodiversity Areas & Corridors habitat areas

*According to 2008 PHS list: "All areas in the PHS Database mapped Urban Natural Open Space (UNOS) and Rural Natural Open Space (RNOS) will be reevaluated. This reevaluation will occur during upcoming PHS mapping sessions. Some areas mapped UNOS and RNOS will be reassigned to Biodiversity Areas and Corridors or to other existing priority habitat types. Areas mapped UNOS and RNOS that do not fit the priority area description of an existing priority habitat type will be removed from the PHS database by no later than August 2010."*



# Biodiversity Areas & Corridors

*What are these habitat areas?*

## Biodiversity Areas

- a) The area has been identified as biologically diverse through a scientifically based assessment conducted over a landscape scale;
- b) or, the area is within a city or UGA and contains habitat that is valuable to fish and wildlife and is mostly comprised of native vegetation;
- c) Relative to other vegetated areas in the same UGA, the mapped area is:
  - Horizontally diverse
  - Vertically diverse
  - Supports a diverse community of species identified by a qualified professional

## Biodiversity Corridors

- a) Areas of relatively undisturbed and unbroken tracts of vegetation that connect fish and wildlife conservation areas, priority habitats, areas identified as biologically diverse, or valuable habitats in a UGA.



# Biodiversity Areas & Corridors

*What are these habitat areas?*

**Smaller areas of Old Growth forests in rural and urban areas:**

Forest stands smaller than 7.5 acres in rural and urban areas that meet the definition of Old Growth forest can still retain significant wildlife value and therefore should be evaluated as potential biodiversity areas.

**Old Growth forests include:**

1. At least 2 tree species
2. Multi-layered canopy with occasional small openings
3. 8 trees per acre more than 32" dbh or 200 years old
4. 4 snags per acre over 20" dbh and 15' tall
5. 4 downed logs per acre over 24" diameter and 50' long



# Biodiversity Areas & Corridors

*How does Environmental Services handle these habitat areas?*

## For mapped biodiversity areas & corridors

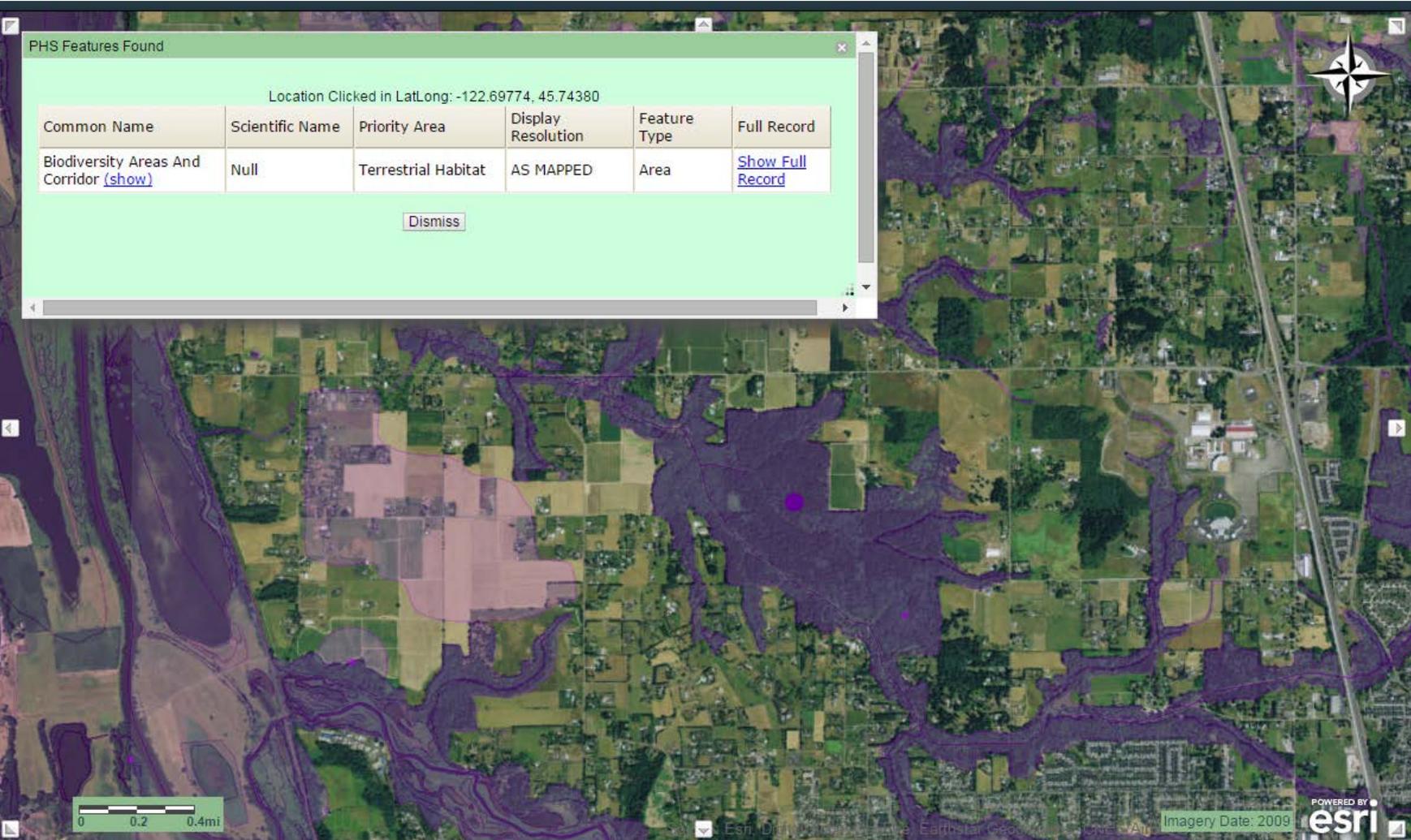
- A site visit with WDFW is scheduled to evaluate the mapped area against the PHS definition – boundary is determined on site
- Development activities are generally discouraged within biodiversity areas and corridors because of the difficulty in meeting the criteria to substantially maintain habitat functions and values
- Impacts to biodiversity areas and corridors have been mitigated at a 4:1 ratio, but WDFW has suggested 5:1 ratio
- DES currently working on a habitat mitigation policy, but understand that canopy loss for these habitat areas is generally only approvable in a reasonable use/public interest scenario

## For unmapped biodiversity areas & corridors

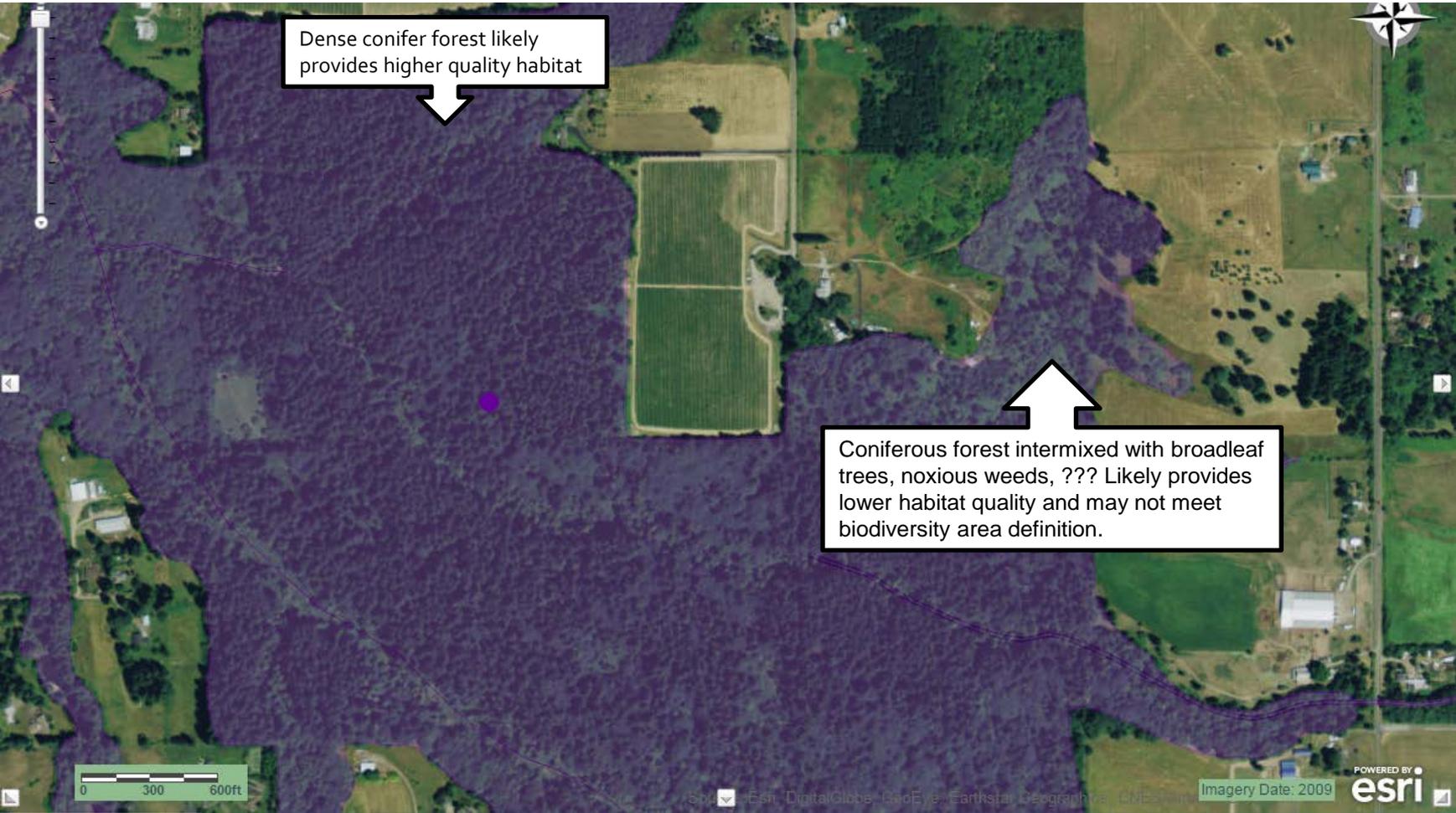
- County staff generally follow the same steps as outlined above



# Biodiversity Areas & Corridors Mapping available on WDFW PHS on the web or County Mapsonline



# All Biodiversity Areas & Corridors are not created equal



# Biodiversity Areas & Corridors

*How can Environmental Services help?*

## For areas mapped as biodiversity areas & corridors

- Prospective applicants are encouraged to apply for a pre-determination
- Pre-determinations for biodiversity areas & corridors will be scheduled with WDFW staff
- Pre-determination reports will map biodiversity area boundaries and provide recommendations for complying with the habitat ordinance



Clark County Environmental Services  
Resource Enhancement & Permitting Division

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Habitat Determination Staff Report



# Biodiversity Areas & Corridors



For More Information

Check out the Priority Habitats & Species List at:

<http://wdfw.wa.gov/conservation/phs/list/>

Look at mapped priority habitats and species at:

<http://wdfw.wa.gov/mapping/phs/>

*Questions?*

