



proud past, promising future

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

**AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, April 2, 2015

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 • DEAB member announcements – Congratulations to re-appointed members! 	2:30	15 min	Gunther
2. TIF Status Update/ Q&A	2:45	30 min	Herman
3. DEAB Annual Report & 2015/2016 DEAB Work Plan/Prep for 4/22 County Manager Meeting	3:15	45 min	Gunther/Odren
4. Code Amendment for HOC Zone/update	4:00	25 min	Howsley/Odren
5. Public Comment	4:25	5 min	All

Next DEAB Meeting:

Thursday, May 7, 2015
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

Agenda:

WWHM Project Update - Schnabel
By Laws BOCC to County Manager/3-4 year terms - Shafer



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**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

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 – Comprehensive Plan Update – Tuesday, April 14, 10:00 a.m.

BOCC Work Session – Supplemental Preparation with Budget – Wednesday, April 15, 11:00 a.m.

BOCC Work Session – Park Master Plan – Wednesday, April 22, 11:00 a.m.

PC Work Sessions and Hearings

No Planning Commission Meetings in April.

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 many are if there are no topics

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

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

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

Board members not in attendance:

County staff: Jan Bazala, Matt Hermen, Ali Safayi, David Jardin, Holly St. Pierre, Marty Snell and Nicole Snider

Administrative Actions

- DEAB meeting is recorded and posted to the county's website.
- Review/Adopt Minutes: Minutes from March 2015 were approved and adopted.
- Reviewed Upcoming Events:
 - County Manager Briefing – every Wednesday at 10 a.m. (Unless cancelled, which many 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)
 - BOCC Hearing – Comprehensive Plan Update – Tuesday, April 14, 10:00 a.m.
 - Discussion--Alternative 4 has some considerations that should be vetted. We haven't received an update from Community Planning. It might be a good idea to have representation at this Hearing.
 - BOCC Work Session – Supplemental Preparation with Budget – Wednesday, April 15, 11:00 a.m.
 - BOCC Work Session – Park Master Plan – Wednesday, April 22, 11:00 a.m.
 - No Planning Commission Meetings in April
- DEAB member announcements:
 - All Board members were confirmed for new terms.
 - Jeff Wriston was contacted by Val Uskoski regarding the request for her to resign from Planning Commission due to a conflict of interest.
- Correspondences
 - Jamie Howsley spoke to an issue pertinent to planning staff which affects the creation of the Comprehensive Plan. He has data from U.S. Census Bureau that shows a 4-year snapshot of growth in Clark County. It shows Clark County as growing 1.7% annually. Data from OFM will arrive in next 30 days. The state's projections for our growth have been significantly inaccurate for two-years in a row as the county's projections have

been substantially below this. This has implications for the creation of the Comprehensive Plan. It affects the sizing of our infrastructure. If we're underestimating our growth, it affects our ability to accommodate growth. Jamie Howsley will provide testimony about this issue at the BOCC Comprehensive Plan Hearing on April 14th.

Motion was made: DEAB supports the letter Jamie Howsley has drafted under Jordan Ramis' letterhead on this issue. The motion was seconded and passed.

TIF Status Update/Q & A

Matt Hermen provided a Powerpoint with proposed changes.

TIF changes and updates are due to separation with the City of Vancouver. Previously, the two districts shared administration. DKS is our consultant with SCS as a sub-consultant. There is also a Technical Advisory group of internal County folks and a stakeholder advisory group. Districts are analyzed according trip growth on each project. If the project shows a broad distribution of trips it is categorized as a regional project. If trips are within a confined area, it is a district project. (Capital Facilities Plan)

City of Vancouver has adopted their new plan and provided the county with a six-month termination notice for July. We hope to approve our plan before then.

There are seven districts in Clark County. There are three alternatives being considered. (See slides 5, 6, & 7).

Criteria for New System or Boundary Analysis (see slide 8).

Findings will be presented to stakeholder advisory group in two weeks.

Current Credit Policies (current system—see slide 9)

There was discussion of inefficiencies in the current system. The teams are analyzing what happens to credits issued under old system. Do credits stay in district they were issued in or do they transfer? There are pros & cons to both situations.

Credit System snapshot (slide 10)

Credit System Evaluation (slide 11)

City of Vancouver does not honor excess TIF credits anymore. They must go through the Latecomers agreement process. It is a public process but administered privately. If your mitigation goes above and beyond requirements, you would not receive excess TIF credits. There was a lengthy discussion over concerns about "double payment". These are valuable points that can be discussed further in the Technical Advisory Board.

Handling Existing Outstanding Credits (slide 12)

Adopting Option 1 – allowing existing TIF credits to expire--isn't looking favorable.

Matt will be back June 4th with an update and for DEAB's recommendation.

DEAB Annual Report & 2015/2016 DEAB Work Plan/Prep

DEAB's Annual Report and Work Plan is due to the County Manager on April 22nd. He will invite the Board of County Councilors. Andrew Gunther and Mike Odren will present. Hopefully all DEAB members can attend to offer their support.

Mike Odren has reviewed DEAB's accomplishments and most are related to ongoing projects. Most of what was presented in the work plan to the Board last June will be repeated at this meeting. It was decided the subject of Bio-retention facilities would fall within the latter heading, *Providing Staff Proposals for Code and Policy Changes*.

Ali Safayi asked for clarification of #2 under *DEAB is in agreement with the following 2015/2016 work plan* on page 3 of the 2015/2016 Work Plan. It reads, "Continuing work on the Final Site Plan process improvements. Staff has agreed to change when certain development Conditions of Approval are required to be completed." Mike Odren provided an example, covenants and easements are written before any construction has taken place. It is desired that the county follow City of Vancouver's process. They have a checklist of items that make sense to complete before approval of construction. The current process causes backwards action in having to change documents after construction is complete.

Motion was made to accept DEAB Work Plan suggestions and accomplishments as presented to include 2014 accomplishments. Motion was seconded and passed.

Mike Odren asked if there are items in the work list that should hold more weight than others. What are DEAB's priorities of these 18 items? Odren's preferences are #8—*Reducing Permit Center wait times and #14—Continued reviews of staffing levels to maintain high levels of service*. Andrew Gunther expressed favor for #1, *Continuing work on the Final Plat process improvements . . . shorter timelines for final plat approval and early review of residential building permits*. He also feels #2 (see above) optimizes the planning and site plan process and there has been good momentum on these items. If anyone comes up with more input before presentation, please let Mike Odren know. Don Hardy encouraged more emphasis regarding item 3. d. on page 3 of Work Plan—*Early review of proposed policy and code changes, possibly in a work session format to provide an early dialogue with staff*. For example, recent issues such as Home Occupation permits, medium-density, multi- and single family housing proposed code changes, items that involve planning issues, it would be helpful if there were more collaboration with staff or have them at table with us. Our group tends to be more of a deciding body rather than working in a collaborative manner. Andrew Gunther noted it might be helpful to bring Councilor's attention to this item during presentation on the 22nd.

Marty Snell provided an update on the Work Plan items discuss.

Final plat process—It is his understanding this process has been refined and completed. Many plats have come through for signature which would indicate improvements have been taking hold. Jeff Wriston commented that there were a couple of items to follow up on—for example Angie's level of understanding or comfort with the new process. We would like one more update in July or August about the process.

Permit Center wait times— We have created an appointment-only day in the Permit Center on Wednesdays. There was a soft launch last Wednesday. It went smoothly. We will monitor week-by-week for the number of people that continue to walk in and interfere with appointment times. Mike

Odren commented he was there for the soft launch and the process took 25 minutes versus the 45-60 minutes it normally takes. He felt this was because each staff member needed was there. Also, the proactive work required by the applicant to clear fees and submittals beforehand helped.

Staffing levels—There are two new staff being trained in Permit Center. We also have offer letters out to two new potential staff for Building Inspection. This should alleviate the Permit Center Plan Reviewer from going out to do inspections. A Work session is scheduled for April 15th with the County Manager to discuss the Supplemental Budget. The Board Hearing is scheduled for May 12th. Our proposal includes new personnel. We would ask for your patience in this area as although we planned for the seasonal upswing, we are busier than we anticipated. Also, staff is being pulled off regular duties to work on projects initiating our new permit system. Staff is stressed with the increased demands on their time.

Code Amendment for HOC Zone Update

Mike Odren gave an update on the Planning Commission Hearing and the Board Hearing. Planning Commission's approach to the medium-density housing issue, they did not see any merit in changing this code. No testimony in support of changing the code either. HOC issue was discussed in depth. They referred the matter back to DEAB for more information. They requested DEAB to recommend a limit on the number of employees allowed. It was disclosed in the work session the origin of this issue was from only one business owner. It was testified at a former hearing that the business owner lost out on a sale from out-of-state buyer due to HOC zoning code for rural properties. No evidence has been presented by staff that this has been an issue at any other time and there have been no complaints from other owners that this code is onerous. In addition, this code took nine months to craft with meetings, hearings and work sessions. Considering the impacts to adjacent properties, the transportation system, and there would be no TIF payment requirement, there is not any support for code change. Don Hardy commented that the employee limitation is very liberal now.

Marty Snell stated that the standards for rural major home business is under 10 acres= 4 non-resident employees. Over 10 acres allows 6 non-resident employees.

Don Hardy said that from a staff administration viewpoint, changes could bring about zoning violations. It was suggested to record everyone's ideas and opinions before a motion.

Ott Gaither: According to research I have found created by others, the existing code is already too liberal. We should be more restrictive. What problem are we trying to solve? There are already violations taking place. We are putting industrial uses in residential zones. This flies in the face of the concept of planning and zoning and the thoughtful process to land development. (passed around research.)

Eric Golemo: In prior meetings with Commissioners, we were challenged to make this code more business friendly. This is not the approach. We could look at more rural center zoning options. This would accomplish the same thing in a planned fashion. One part of the code is too restrictive and probably everyone violates it. That is the requirement that the activity area is limited to 2% of parcel size.

Steve Bacon: I resonate with the question, "What problem are we trying to solve?" One person wanted to buy a piece of property in the wrong area and then that becomes an issue to be solved? It flies in the face of zoning laws. I like Eric's idea. Work it from the zoning perspective. If you want to have more commercial opportunities in rural areas, create rural/commercial zoning districts or centers. That

pushes the industrial and commercial into an area. You buy in a rural area zoned residential and then there's a business moving in with trucks going back and forth.

Don Hardy: I want to recognize what Mike said. It took nine months with stakeholder input on the existing code. I am surprised how liberal it is when compared with other jurisdictions. It would be nice to know what application we're trying to hit here. There's a lot of activities that are accessories to agricultural activities. Some agricultural activities are industrial in nature. But we don't know what this is. There is predictability in a bundle of rights when one buys a home. Part of that bundle is not necessarily moving next door to a business. In some circumstances it might make sense to have greater numbers. But there needs to be some development standards that are as strong as the urban areas. There need to be a contract recorded against the land that talks about the limitations of use. Circumstances morph over time. It's a nightmare to bring someone back into compliance. Uses in violation go on for years.

Andrew Gunther: I echo Steve and Eric's statements. We're looking more for changes to zoning. We have some rural center zones in projects I've come across personally where it's difficult for people to locate a small business there. There are challenges with road front improvements. There are things that become challenging to establish small business in those districts. If we're trying to ease the process of small businesses in rural areas, it's to be done through zoning rather than letting people have businesses in residential areas. I agree some with Ott that it's too easy. I'm hesitant to push back or limit though.

Jeff Wriston: I agree with everything said, particularly Ott and Eric's suggestion. It seems one or two things cause a reaction and turn everything upside down when it's been working for a long time. When you look at this research, people push the envelope anyway. I agree with Ott, I wouldn't suggest we go backwards, but not more liberal either. If we can create the rural centers, after looking at the zoning and requirements, and create a tiered structure so that it's more economical for small businesses to be in rural centers. Changing the requirements and putting these uses in residential areas doesn't make sense.

Jamie Howsley: It's unfortunate people are trying to operate businesses in residential areas. I am sympathetic in theory to the concept of incubators through HOC. I think we should support it as long as it's reasonable. But there are other tools to support business. The biggest one now is the Fee Waiver program. There are waivers in place to relocate to an urban area. I like Eric's suggestion to expand or create more rural centers. There are a lot of non-conforming structures out there that would work in rural centers. Not sure what we're trying to resolve.

Terry Wollam: GMA is what we operate under and that's how things should be practiced. Quality of life, predictability of what you have within your zoning. All of sudden we're changing the rules. This is counter-intuitive to GMA and what it's intended for. We have codes put in place that helps to buffer residential. You don't have this in this situation. If we want to see additional increases over what we have; I agree with what Eric says. The 2% needs to change. I agree with Ott, it's too liberal. I wouldn't be in favor of discussing it as a catch-all to create jobs.

Motion: Recommend to PC to affirm current employee limitations in code but we request they address the 2% issue as identified by Eric. Seconded.

Mike Odren--Need to find out more as to why 2% was set as the limit for activity in parcel size. Not against increasing it, but we need to know more. People will push the envelope. PC will ask us for a number on this.

Jan Bazala—The code allows for square footage of allowable building size as well.

Eric Golemo—Possibly convolutes to add this in the motion. I think the solution would be to increase the rural centers. Marty made a good point that the 2% can be addressed at biannual amendments.

Amendment to motion—add in: We suggest looking at more zoning for rural centers to allow those types of businesses in the rural area. Seconded.

Ott Gaither—The rural centers are already there. They are designed to be hubs of commerce. I respectfully suggest that 2% of area is plenty.

Mike Odren—I lean towards Ott’s opinion that we affirm the code without riders or stipulations. I suggest we address that on a separate path at biannuals.

Amendment passed with seven in favor with two in opposition.

Amended motion: Recommend to maintain employee limits based on current code. Recommend looking at increasing the activity percentage as part of the biannuals. Suggest the alternative of looking at more zoning for rural centers to allow those types of businesses in the rural area. Seconded. Passed with eight in favor with one in opposition.

Mike Odren—I’m in support of keeping code as it is. I’m not in support of, at this moment in time or part of this discussion, taking a look at or entertaining any other changes to the code.

Public Comment

Terry Wollam—Washington state senate bill being considered regarding collection of impact fees. It is regarding the delay of collection for impact fees. If that bill passes, the responsibility for collection will be placed on the jurisdictions.

Meeting adjourned at 4:23
Meeting minutes prepared by: Holly St. Pierre
Reviewed by: Greg Shafer
DEAB Adopted: May 7, 2015



Clark County Environmental Services

The background of the slide is a colorful illustration of a stream ecosystem. In the foreground, a large, spotted rainbow trout swims in clear, greenish water. On the bank, a brown beaver is shown in profile, and a green frog is perched on a rock. The background features tall reeds, green trees, and a blue sky with soft clouds.

**Clark County version
of the
Western Washington Hydrology Model**

Overview

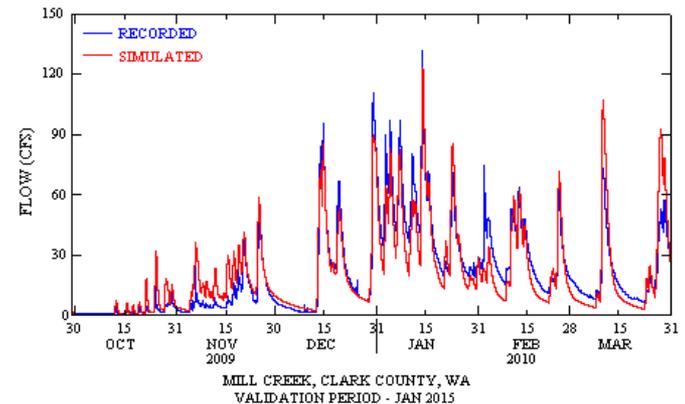
- Background and Development of the State WWHM
- Why a Clark County version?
- Development of the CCWWHM
- Validation study
- Status and Next Steps



Background and Development of the WWHM

- Ecology mandated use of continuous hydrologic models to design flow control and runoff treatment facilities (WWHM) for stormwater permittees
- WWHM is a continuous model, not single event
 - Continuous simulates wider range of hydrologic response to development that erodes stream channels
 - Single event (used in most areas) does not account for multiple rain events in succession and the true hydrologic impact of development
 - The science says continuous models do a better job of protecting stream habitat

2009 Clark County Stormwater Ordinance implemented the WWHM



Background and Development of the WWHM

- Hydrologic Simulation Program Fortran (HSPF) – HSPF is not a user friendly model for designing stormwater facilities
- Ecology contracted Clear Creek Solutions to develop a facility sizing tool:
 - WWHM – is user-friendly software that is HSPF – based, to size stormwater facilities
 - WWHM parameters are generalized from Puget Sound basin models



Why a Clark County version?

Ecology encourages municipalities to develop local calibrations of HSPF parameters

- Puget Sound geology
 - 2 types – Till and Outwash
 - Mod-high permeability
 - Little runoff
- Clark County geology
 - Additional types – Fine or clayey sediment
 - Very low permeability with higher runoff

Default WWHM does not account for our geology, therefore:

Pond sizes get huge
(Higher predeveloped runoff)



Development of CCWWHM was needed

- Clear Creek Solutions and Otak project goals:
 - Develop local parameter values used by the HSPF engine of WWHM
 - Soil groups 1-5 (4 soil or hydrogeologic settings vs 2)
 - Calibration studies of Mill and Gee Creek watersheds
 - Revise meteorological data contained in the WWHM
 - added precip data, local evaporation data, and scaling factors for rainfall variations

Conditional approval in 2010: Ecology required additional validation analysis



Validation study

- Clark County plus agency and private partners
- Contract with Clear Creek Solutions
- Validate HSPF models with 3 additional years flow and rainfall data
 - Weight of Evidence approach
 - Annual flow volume
 - Flow duration curves
 - Storm event comparison



Validation study

- Annual Volume Comparison
 - Ability to accurately simulate all components contributing to the annual water balance

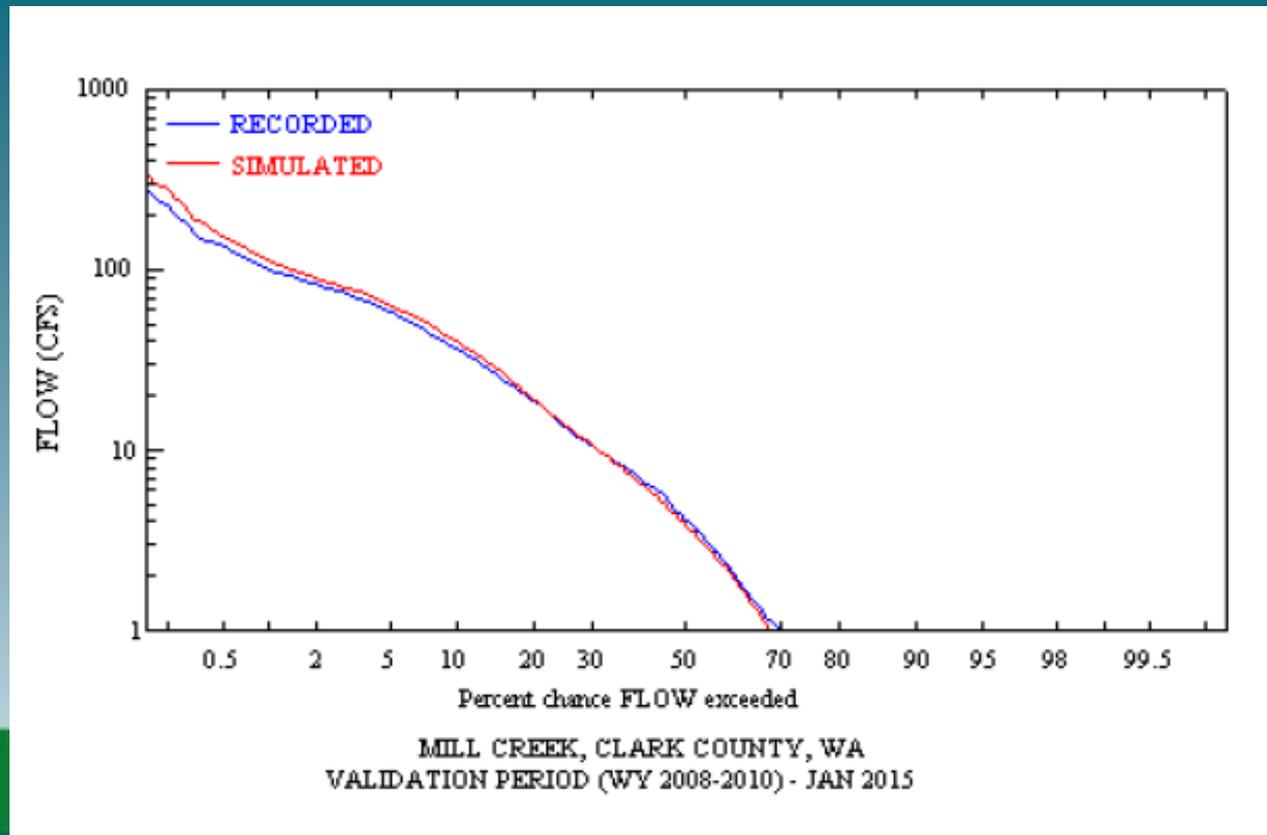
Table 4.1 Mill Creek Annual Water Balance

Water Year	Precipitation (in)	Recorded Flow (in)	Simulated Flow (in)	PET (in)
Calibration				
2004	60.48	13.84	12.94	24.61
2005	52.74	11.80	12.15	26.49
2006	67.38	19.51	20.84	24.58
2007	65.53	18.48	18.96	26.49
Average	61.53	15.91	16.22	25.54
Difference			2.0%	
Validation				
2008	62.25	18.06	20.20	23.32
2009	47.59	9.49	8.32	26.29
2010	71.29	17.49	16.62	26.47
Average	60.38	15.01	15.05	25.36
Difference			0.2%	



Validation study

- Flow Duration Curves (flow exceeded % of time)
 - Overall hydrologic regime of the watershed



Validation study

- Storm event comparisons
 - Individual storm hydrographs and series of storms

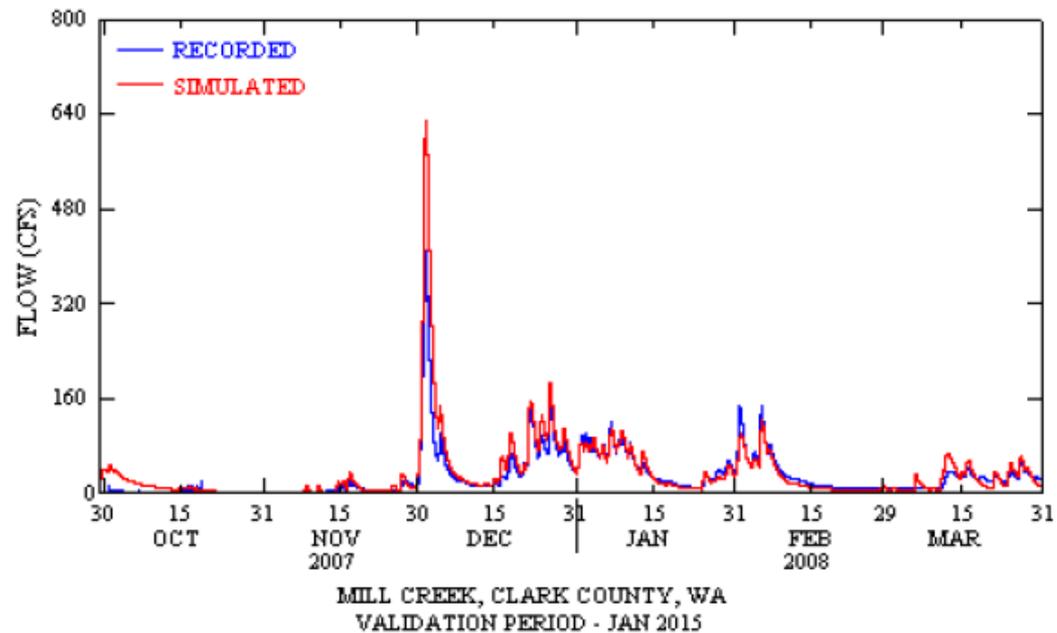


Figure 4.4 Mill Creek Streamflow (Oct 2007 – Mar 2008)



Validation study

Table 4.3 Weight-of-Evidence for Model Performance

Calibration Period	Mill Creek	Gee Creek	Overall Model Performance
Mean Annual Volume	Excellent	Fair	Very Good
Flow Duration Curves	Very Good	Very Good	Very Good
Peak Flow Events	Good to Excellent	Fair to Excellent	Very Good
Validation Period	Mill Creek	Gee Creek	Overall Model Performance
Mean Annual Volume	Excellent	Fair	Very Good
Flow Duration Curves	Very Good	Good	Very Good
Peak Flow Events	Good to Excellent	Fair to Very Good	Very Good

No recommendations for adjustments in model parameter values



Status and Next Steps

- Revised report has been received (completed)
- Review by funding partners due April 3 (completed)
- Submittal to Ecology week of April 6-10 (completed)
- Cross your fingers (in progress)

