
MEMORIALIZATION

TO: Commissioner Marc Boldt, Chair
Commissioner Steve Stuart
Commissioner Tom Mielke

COPY: Bill Barron, County Administrator
Oliver Orjiako, Community Planning Director

FROM: Gary Albrecht, Community Planning

SUBJECT: October 7, 2009 BOCC Work Session on the Commercial Code Update

DATE: October 9, 2009

Commissioners Boldt, Stuart, and Mielke were in attendance. Staff attending the work session included Bill Barron, Kelly Sills, Mary Keltz, Oliver Orjiako, Gordon Euler, and Gary Albrecht. Commercial Code Technical Committee members in attendance included Wally Hornberger, Kelly Puntaney, Mike Bomar, Steve Madsen, John Manley, Alan Boguslawski, and Travis Goddard.

Oliver Orjiako introduced the topic and highlighted the draft commercial code standards recommended by the commercial code technical committee. Mr. Orjiako also indicated staff is seeking direction from the board on how staff should proceed with the update.

The Board discussed the following: For building design, Commissioner Boldt does not want to tell builders how a building ought to look. He also asked who would review the development proposals. Staff indicated community development staff would be responsible for review. For the Landscaping Requirement, Commissioner Mielke indicated that these standards might obstruct the customer's view of signs.

Commissioners Boldt and Mielke expressed concerns about requiring additional signing requirements. If a potential customer could not locate a business, they would not shop at that location. It could lower their revenue. Commissioner Mileke does not think having a more strict sign standard is the right way to make all commercial developments more appealing. Commissioner Stuart mentioned he had a conversation with the Killians about what costs are associated with these new requirements; He also wanted to know how much these various signs cost. Staff will look into the cost issue as industry sign companies review the proposed standards and provide input. .

Commissioner Stuart asked what does staff or the technical committee want to see?
Committee comments: Wally Hornberger commended staff on the work to date and discussed his frustrations over the continuing change of scope during the 1 ½-year process. Kelly Puntaney talked about unique signs and indicated that it was his

understanding to make what we see at the end of the day a standard; he believes we are on the right track. Mike Bomar indicated that the type of business is an important factor in determining how these new standards would affect a development. The Killian projects would not have much of an impact, but auto based business' would see a large impact to developments from these standards.

From staff's perspective, other planning efforts such as the form based code and Title 40 review are going on now; staff provided three options on how all the commercial code update might fit in. Commissioner Stuart asked the question: Is there value in marrying the concepts? All three commissioners mentioned the need for having consistent design standards across the county. Commissioner Mielke also discussed the need for a flexible code and a broad description of uses. Commissioner Boldt indicated that jobs are a big deal in this county, and any new regulations need careful consideration so potential employers would want to build and create jobs in Clark County.

The next steps discussed include,: continue the commercial code update as an independent work effort, incorporate into Title 40 review, include in code consistency work with the City of Vancouver, or other options. Commercial Stuart also mentioned the form based code could influence how the board thinks about countywide commercial code design standards. All three commissioners agreed that the commercial code needs to be a separate process, and should be the foundation for the county if the form-base code is limited to the Highway 99 sub-area.

It is staff's understanding that the commercial code update should proceed following the outcome of the form based code hearing in December. After the hearing, staff will proceed with any additional work and check in with the board as appropriate.

The following exhibits are the power point presentation and draft proposed standards with pictures illustrating the desired outcome.