

**Development and Engineering Advisory Board Meeting
September 6, 2012
2:30 – 4:30 p.m.
Public Service Center**

In attendance:

Board members: Mike Bomar, Ott Gaither, Eric Golemo, Andrew Gunther, James Howsley, Greg Jellison, Mike Odren

DEAB members not in attendance: Helen Devery

County staff: Gary Albrecht, Jan Bazala, Brent Davis, Gordy Euler, Travis Goddard, Brad Hazen, David Jardin, Mike Mabrey, Dianna Nutt, Oliver Orjiako, Ali Safayi, Steve Schulte, Marty Snell, Sue Stepan, Rod Swanson, Kevin Tyler

Administrative Items

- Introduction of Audience Members
- Review/Revise/Adopt Minutes – Minutes from August's DEAB meeting were approved and adopted with one member abstaining.
- Reviewed Upcoming Events
- Correspondences:
 - 1) Employment zone task force – Golemo's comments will be addressed and discussed later during this DEAB meeting
 - 2) Clark County Shoreline Master Program Update has been approved by the Department of Ecology
- DEAB Member Announcements:
 - 1) Howsley attended Planning Commission (PC) public hearing on legal lots determination on August 16, 2012. PC tabled the item and will re-hear it in November. DEAB will be able to discuss the item and prepare a formal recommendation during their October meeting.
 - 2) Plat 9-Year Extension Subgroup – Howsley, Snell, and Ellinger will work on this item.

Economic Development Summit

Howsley is preparing a DEAB paper that summarizes the summit. DEAB members will have the chance to review the draft. DEAB will consider scheduling an annual economic development summit.

Fall Biannuals

Bazala briefed the group on the proposed 2012 fall biannual codes, emphasizing items of interest to DEAB. Planning Commission work session follows the DEAB meeting. The Planning Commission public hearing is October 18th.

Item #7 - Update various transportation requirements in 40.350.030 to fully comply with adopted state and professional design standards. This proposal has been pulled.

Item #11- Clarifying non-conforming uses. DEAB discussed the differences from non-conforming to conforming and non-conforming to non-conforming. Non-conforming is triggered by traffic trips; it is a Type II site plan review. Most non-conforming permits need to go through a Type I site plan review.

Item #13 – Measuring of parking spaces between driveways for narrow lots. This item has been pulled.

Item #15 - Provide more flexibility for private road and clarify the approval criteria for private roads allowed in either urban or rural area.

Item #16 - Remove the Type I review requirements for school modulars in the conditional use section to be consistent with the site plan review exemption for modulars; set limits to the modular gross floor area allowed under the site plan review exemption. Limit to 30% modular gross floor area without site plan review.

Item #17 - Simplify and add flexibility to the post decision review criteria to allow more Type I post decision reviews of Type II and Type III applications.

Item # 18 - Shoreline Master Plan is added. It eliminates the need for SEPA review for “Shoreline Exemptions” and matches SEPA code.

DEAB generally supports the current draft proposal. DEAB will review the final draft code and formally comment prior to Planning Commission's October public hearing.

TIF/Concurrency/Infrastructure

Schulte presented the history of concurrency in Clark County. He explained issues between concurrency and growth management.

Schulte then presented information on the Traffic Impact Fee (TIF) program. The last major TIF program update was in October 2007. There are seven TIF districts. TIFs reflect the cost of capital improvements over 20 years. Clark County has TIF exemptions and reductions; some schools and neighborhood parks are exempted.

DEAB discussed how to get additional information for concurrency and TIF and how these programs relate to economic development. Schulte stated that the BOCC continues to be interested in this topic and future discussions are planned.

Employment Zone Update

Albrecht summarized the documents presented to DEAB during their June meeting. There are two changes:

1. Elementary and secondary school are only permitted in Business Park. They are allowed as a conditional use in BP with a footnote indicating up to five acres maximum.
2. Additional change of “will” to “could”. Applicants for development in this zoning district shall submit a rail use plan showing where they will build a spur track that will

connect with the main line. Development shall not preclude the extension of any spur track.

MOTION: DEAB formally moved to recommend to the Planning Commission DEAB's support of the draft Employment Districts Code 40.230.085 as presented in the draft dated June 22, 2012, as modified by DEAB's subsequent motions. The motion passed unanimously.

MOTION: DEAB formally moved to recommend to the Planning Commission to further study the implications of possibly revising Footnote 1 for Table 40.230.085-1 to allow some commercial retail uses to exceed ten percent (10%) of the combined gross floor areas of all buildings within a development site for some uses with a conditional use permit. The motion passed unanimously.

MOTION: DEAB formally moved to recommend to the Planning Commission their support of the "Change One" proposal presented in the August 30, 2012, memo from Gary Albrecht regarding the EZ task force recommendation to allow schools in the BP zone as a conditional use (five acres maximum). The motion passed with five (5) "yes" votes and one (1) "no" vote.

MOTION: DEAB formally moved to recommend to the Planning Commission their support of the "Change Two" proposal presented in the August 30, 2012, memo from Gary Albrecht regarding the EZ task force recommendation to change the required connection of spur rail tracks from "will" to "could." The motion passed unanimously.

Public Comment Period

There was no public comment.

Meeting adjourned at 4:30 p.m.

Meeting Minutes Prepared by: Rosie Hsiao
Reviewed by: Dianna Nutt
Board Adopted: October 4, 2012

**Development and Engineering Advisory Board
Parking Lot**

Development and Engineering Advisory Board - Parking Lot Items					
#	PRIORITY*	SUBJECT	DATE REQUESTED	ORIGINATOR	ACTION
1		Concurrency – Reconsider policy relating to multiple developers required to do same improvement (first in responsible for full cost of improvement if no cost-sharing developers agreement.)	10-1-2009	DEAB	
2		Form a Technical Stormwater Subcommittee	5-6-2010	Peter Tuck	
3		Gate Access Standard and pursue county code or design standards detailing requirements for gates on private roads	11-2-2010	John Meier/DEAB	
4		Streamline the handling of approval signatures on Final Engineering Mylars	11-2-2010	DEAB	
5		Traffic Impact Fees, including those related to Parks	8-4-2011	DEAB	
6		ADA requirements throughout Title 40 (discussion during the parks code review related to conflicting codes and Building Official discretion). DEAB desires consistency so that the flexibility proposed for parks applies to all developments.	10-6-2011	DEAB	
7		Urban cottage housing the code section will be revisited in one year.	1-5-2012	DEAB	
8		DEAB will form a subcommittee to visit with Environmental Services to better understand the erosion control fees.	4-12-2012	DEAB	
* Priorities: 1 = High/Important, 2 = Average, 3 = Low/long-term goal					