

Development and Engineering Advisory Board Meeting
June 5, 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: Gary Albrecht, Chuck Crider, Brent Davis, Heath Henderson, Rosie Hsiao, Laurie Lebowsky, David Jardin, Diana Nutt, Oliver Orjiako, Steve Schulte, Greg Shafer, Jeff Swanson

Administrative Actions

- Introductions
- DEAB meeting is being recorded and the audio will be posted on the DEAB's website
- Review/Adopt minutes – May DEAB minutes were approved and adopted.
- Review upcoming events
 - BOCC Hearing – 1) King's Way Christian School Bond Issuance; 2) 2014 Summer Supplemental; 3) CCC 2.61 Parks Advisory Board code amendments – Tuesday, June 10, 10:00 a.m.
 - BOCC Work Session – State's Healthcare Reform Plans for Medicaid Integration – Wednesday, June 11, 10:00 a.m.
 - BOCC Work Session – Growth Allocation; Request for Suspension of 2015 Annual Reviews & Dockets – Wednesday, June 18, 9:30 a.m.
 - BOCC Hearing – Suspension of Annual Reviews – Tuesday, June 24, 10:00 a.m.
 - PC Work Session – Comp Plan: Principles & Values and Planning Assumptions – Thursday, June 5, 5:30 p.m.
 - PC Work Session – Concurrency – Thursday, June 19, 5:30 p.m.

Odren asked about BOCC suspension of annual review. Lebowsky explained it is in the annual plan amendment cycle and 2016 comprehensive plan update.

- Correspondences – No
- DEAB member announcements - Howsley and Snell will present in July DEAB meeting for Residential Impact Fee Delays. They will also find codes from other counties.
- DEAB will form work group for final plat process. Wriston is in charge.

2016 Comprehensive Plan Updates/Q&A

Orjiako presented the updated 2016 Comprehensive plan. There will be two more work sessions and hearings with the BOCC for the 2016 comprehensive plan, growth allocation, planning assumptions and principles & values. 2016 Population assumptions and employment allocation will be discussed and revised. He mentioned the condensed timeline schedule for this comprehensive plan since January 2014, preparing revised checklist, compiling the statutes, forecasting 20 years population and employment allocation within the County and its cities.

Golemo questioned what the new 1.12% assumed annual population growth rate was based on.

Gaither asked why the housing ratio is 75% single family and 25% multifamily, with persons per household 2.66?

Orjiako explained all these numbers are the average ratio, combined both City and County. Because it is 20 years forecasting, the numbers are the closest assumptions.

Fee Report Update/Revenue Forecasting/Q&A

Swanson gave the presentation of the summary of the fee waiver report up to 5/31/2014 and talked the methods the County uses for the program evaluation. There are 116 projects in fee waiver program and expected about 5 million TIF to be waived. He explained for every dollar waived, there are estimated direct benefits from retail sales tax, property tax and indirect benefits from multiplier effects related to construction and employment and personal income. He said County may need to revisit targeting capped TIF waivers.

DEAB gave the comments for fee waiver before. No additional comments at this time.

Concurrency Ordinance Updates and Q&A

Lebowsky updated the concurrency ordinance. There are only minor changes since last presentation. However, she just received the email Odren forwarded to her from Chris Brehmer, Kittleson and Associates, regarding the concurrency code revisions. In Brehmer's email, he wanted to simplify the County policy and code. Due to short notice, Lebowsky will only mention this email at the PC meeting. DEAB supports the previous proposal. Schulte said County has some flexibility, but by his expectation, County should not have too much flexibility in the code. Jardin supported allowing the traffic engineer to review and decide within code.

Final site plan and plat update

Crider talked the process the County is using for the final plat review. It has proved very successful and cut down the reviewing and process time. He will move forward to all staff for training for the final plat process. For final site plan process, County tried to simplify it using a 60 day review process. All qualified 60 day reviews need to meet minimum conditions. Pre-meeting determines if the project is qualified for a 60 day review. Due to the accelerated process, all engineering, property and legal documents need to be in place.

DEAB will form the group to discuss the final plat process and improvement. They will work on the revised checklist, including the PA office, etc.

Public Comment

There was no public comment.

Meeting adjourned at 4:30 p.m.
Meeting minutes prepared by: Rosie Hsiao
Reviewed by: Greg Shafer