

Development and Engineering Advisory Board Meeting
April 11, 2013
2:30 – 4:30 p.m.
Public Service Center

In attendance:

Board members – Steve Bacon, Mike Bomar, Helen Devery, Ott Gaither, Eric Golemo, Andrew Gunther, Don Hardy, Mike Odren

DEAB Members not in attendance: James Howsley

County staff – Jose Alvarez, Jan Bazala, David Bottamini, Chris Horne, Dianna Nutt, Susan Rice, Ali Safayi, Sue Stepan, Axel Swanson, Kevin Tyler

Visitors- Clark County Commissioner David Madore, Karin Woll, Greg Turner

Administrative Actions

- Introductions
- Welcome

Orientation with Commissioner Madore

Helen Devery, the DEAB Chair, asked that each DEAB member introduce themselves to Commissioner Madore and describe their role on the DEAB, what they have done, and what their focus is.

Devery reported on DEAB's top three recommendations for the DEAB 2013 work plan:

- Assist the Board of County Commissioners (BOCC) in their commitment to economic growth
- Fee reforms, including TIF, development fees, and fee holidays
- Process improvements, such as Tidemark permit software replacement and electronic submittals of applications

Madore explained that every day he drives from East County and sees the flow of traffic going towards Oregon and is reminded of the lack of jobs in Clark County. He wants to bring jobs to Clark County.

Swanson reported on the BOCC discussion recently held during "Board Time." Snell and Swanson were requested to schedule a BOCC work session to discuss Fee Holidays for non-residential properties. The BOCC hearing will be May 7 to consider the 'Global Waiver of Fees.'

The BOCC is interested in tenant improvements receiving a 100% fee waiver (including TIFs) for existing structures. The BOCC is also considering a 100% waiver for new commercial projects that create median income jobs. If a project does not meet the median level, it would receive a 50% waiver. There will be no minimum number of job requirements. The waivers may sunset when the county unemployment rate is below the state unemployment rate.

Madore prefers low density large lot residential developments for Clark County. As zoning classifications are reconsidered, Madore would like every landowner to receive a letter or postcard that explains how a property is currently zoned, the restrictions of that zoning, and possible choices the property owner may have for their property. The county would not

necessarily give the property owner what they wanted, but the county would be giving property owners the opportunity for personalized input.

Plat Alt Process

Chris Horne gave a short history of the plat alteration process in Clark County. Horne presently processes many plat alterations in an informal manner, however state rules state that no plat can be altered without going through the short plat process. The county created an informal process where scrivener's errors could be corrected, i.e.; missed number of lots, sewer when it was supposed to be septic, misspelling, miscounting of lots, etc. Horne tried to develop a process that would not cost the developers money and did not involve planning. Horne stated that recently he has seen an increase in errors. It was typical to have four mistakes a year and last week he received two with errors.

Horne requested that DEAB members discuss this with their clients and other professional contacts. The county may need to reconsider this informal plat correction process if the volume of "errors" continues to increase.

Horne has told surveyors they have no right to sign off on a plat alteration and call it a legal description. The only person that can legally alter a lot is the owner of that lot. That declaration has to be signed by someone who has ownership of the property.

Administrative Actions (Continued)

- Review/Adopt Minutes: Minutes from the February 2013 were approved and adopted
- Correspondences: #1 – 2013 DEAB Members List
- Reviewed Upcoming Events: DEAB discussed the May 7th BOCC hearing to be held at 6:00 p.m. DEAB wants the opportunity to receive the draft resolution and hopes to have a discussion regarding the resolution at the next DEAB meeting on May 2nd

Aging Action Plan

Jose Alvarez gave a brief introduction of the program. Karin Woll, who is a member of the Clark County Commission on Aging, wants to have an ongoing conversation with DEAB. She presented how this plan came to be. In 2009, former Clark County Commissioner Marc Boldt helped establish the Aging Readiness Task Force. In 2012, the BOCC approved the Aging Readiness Plan and last March formed the Clark County Commission on Aging. Today one in six residents is 60 or older. By 2030, the 60+ population will increase to one in four. The task force considers how the community could better serve the community the following key areas:

- 1- Healthy Communities
- 2- Housing
- 3- Transportation/mobility
- 4- Supportive Services
- 5- Community Engagement

The Aging Readiness Plan highlights 91 recommendations, some of which are short-term, medium-term, and long-term. Proposed code revisions are expected to be ready for the Planning Commission In February 2014. Mike Odren agreed to participate in the code-related efforts.

SEPA Categorical Exemptions

DEAB previously provided comments to the Planning Commission for the April 4th work session on this item. At that time, DEAB supported the draft proposal with one request to clarify language related to landfills and excavations.

During DEAB's April 11th meeting, DEAB reviewed a revised code proposal (document dated 4/9/2013). DEAB's previous comments are now reflected in the latest draft code, so DEAB recommends approval of the code as presented.

MOTION: DEAB formally moved to recommend their support of the revisions to Clark County code section 40.570.090, as presented in the 4/9/2013 document regarding "SEPA Categorical Exemptions (Attachment A)." The motion passed unanimously.

Review of 2012 Annual Report and Prep for April 24th, BOCC Work Session

James Howsley, as last year's DEAB chair, will serve as the primary presenter during the upcoming BOCC work session. All DEAB members are encouraged to participate.

DEAB finalized the annual report and work plan. The parking lot, which historically has been included in DEAB's meeting notes, will be moved to the work plan. DEAB reviewed and deleted several of the old parking lot items. Deleted or modified items from the parking lot are: concurrency, gate access standards, stream-line of approval signatures, traffic impact fees, and ADA requirements.

Public Comments: None

Meeting Minutes prepared by: Susan Rice
Reviewed by: Trista Kobluskie
Board Adopted: May 2, 2013