

Development and Engineering Advisory Board Meeting
May 3, 2012
2:30 – 4:30 p.m.
Public Service Center

In attendance:

Board members: Mike Bomar, Helen Devery, Ott Gaither, Eric Golemo, Andrew Gunther, James Howsley, Mike Odren

DEAB members not in attendance: Greg Jellison, Steve Wall

County staff: Jan Bazala, David Bottamini, Susan Ellinger, Gordy Euler, Carolyn Heinges, Travis Goddard, Tom Grange, Kevin Gray, Dianna Nutt, Marty Snell, Steve Schulte, Axel Swanson, Ron Wierenga

Visitors: Steve Bacon

Administrative Items

- Introduction of Audience Members
- Review/Revise/Adopt Minutes – Minutes from April DEAB meeting approved and adopted. Helen Devery abstained from voting since she was not in attendance.
- Reviewed Upcoming Events – Eric Golemo will attend BOCC meeting on private bridges next Tuesday, May 8.
- Correspondence- Item A about EZ Streamlining Task force. Helen suggested we have a presentation from the EZ Streamlining Task force. Susan Ellinger will talk with Olivier Orjiako to set that up. Item B regarding Biannual Code Amendments, Jan Bazala will be here later today to discuss. Item C is a copy of the DEAB recommendation to the Board on the Retooling Our Code Batch # 6. Item D is about a possible typo in the ordinances that went to the Board Tuesday night.
- DEAB Announcements – the BOCC moved forward in road cross sections for road widths. Fire Districts are interested in the concept of pushing fire sprinklers. This will be an ongoing issue.

The Board also passed five resolutions relating to the fee holiday, TIF waivers, a TIF installment plan, development approval timelines and early concurrency reviews. Some work still needs to be completed on the TIF installment plan. Discussion followed on TIF credits and reductions. There are concerns from people in the TIF credit market, they are the ones that have TIF credits to sell since they came in and constructed public infrastructure. Now they will be unable to sell the credits due to the waived or reduced TIF. The Board did seem sympathetic to their concern. Policy consideration to be made. Program is limited in both time and projects. Complex issue that we will be looking into further.

Flood Plain Code Proposals

Tom Grange explained the county flood hazard ordinance update. He hopes that when it is completed, it will be clear and easy to understand for homeowners who have to go through the process. Staff would like to get more comments from DEAB and will be glad to respond and discuss. The new term will be a flood plain permit rather than flood plain review. Helen Devery asked a question on the definition of flood way. This is new and it is FEMA's definition. Tom Grange suggested that if you are doing a lot of dense planting you should come in for a review. That is one thing that we will want to review. The Planning Commission worksession will be June 7 with the PC hearing on June 21. This ordinance has to be in place by September 15. DEAB will review and comment on the flood plain code via e-mail for the June 7 worksession.

2012 Spring Biannual

See new version of sewer waiver language. Jan Bazala took this issue to the PC hearing on April 19. Jan recommended the changes as proposed by the Planning Commission. Discussion followed on the code language, comp plan policies, and review process. Steve Bacon discussed some of the problems in requiring a citizen to connect to sewer. Several changes were discussed so Jan offered to change the proposed code to show what DEAB wants and send it out for comment. Someone from DEAB will attend the June 12 hearing.

DEAB formally moved to recommend approval of item 28 of the Biannual Code Changes to the BOCC. This recommendation is for the same language that DEAB originally recommended to the Planning Commission, subject to the DEAB discussion and the letter from Mike Williams. DEAB is not supporting the changes proposed by the Planning Commission. The motion included two changes to the proposed code: Use the health district's measuring standard to the property line rather than to the structure, and take the SDC cost out of the 2X cost rule for calculation of the exemption. The motion passed unanimously.

DEAB 21012 Work Plan

Jamie Howsley thanked everyone for making last week's meeting to discuss the work plan and priorities, see Item 4. Helen Devery will lead off the discussion in June related to Lands for Jobs and linking Land Use, Impact Fees, and Utilities. The discussion will include structural changes that might be needed to get everyone going in the same direction. Gordy Euler will give an update to the Shoreline program at June meeting.

Plat 9-Year Extensions

DEAB members expressed interest in the extension of plat approvals to nine years. The recent state legislative action was limited to cities, but there is support for adopting this for the county as well. The state's plan is retroactive and does not apply to newly approved plats. Steve Schulte brought up an issue regarding concurrency and how the trips stay in reserve as long as the extension is approved. There was a proposal to form small work group to figure out the

best way to proceed on this; Ott Gaither, Eric Golemo, and Susan Ellinger volunteered to work on this project.

Economic Development “Reconfiguration” Team (the link to outside entities)

DEAB members would like to ask groups such as the various chambers of commerce, CREDC, RGF, and others to come and give presentations on economic development and job creation. Helen Devery suggested doing this at the July meeting. We will ask what their agendas are and what they are working on. To allow time for this, the July meeting agenda could shift to August.

DEAB members volunteered to reach out to their contacts at these different groups. Jamie Howsley and Helen Devery will work on drafting a letter to invite the groups. The letter will ask them to give a 10 minute presentation on their work plans and how they align with DEAB. There was discussion on future agendas. Rather than shifting the July agenda to August, there was support for holding an additional meeting in July to meet with these groups. Staff was asked to assist in finding a date and time to hold the meeting. Eric Golemo will check with Chamber of Commerce to see if there is something similar already underway.

Private Bridge Updates

Caroline Heniges thanked the members for their help and input. There is a hearing with the Board on May 8th at 10:00 A.M. , see item # 7. Eric Golemo will attend.

Public Comment Period

There was no public comment.

Meeting adjourned at 4:17.

Meeting Minutes Prepared by: Nicole Snider
Reviewed by: Susan Ellinger
Board Adopted: June 7, 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					