

Development and Engineering Advisory Board Meeting
June 6, 2013
2:30 – 4:30 p.m.
Public Service Center

In attendance:

Board members: Steve Bacon, , Ott Gaither, Eric Golemo, Andrew Gunther, Don Hardy, James Howsley, Mike Odren,

DEAB Members not in attendance: Mike Bomar, Helen Devery

County staff: Jan Bazala, Brent Davis, Gordy Euler, Chris Horne, Jeff Mair, Dianna Nutt, Nikki Olson, Ali Safayi, Dean Shadex, Marty Snell, Sue Stepan, Axel Swanson, Rod Swanson, Kevin Tyler

Visitor: Greg Turner

Administrative Actions

- Introduction of Audience Members
- Review/Adopt Minutes: Minutes from May 2013 were approved and adopted.
- Correspondences. DEAB motion for SEPA Categorical Exemptions to BOCC for June 18 public hearing has been approved.
- Reviewed Upcoming Events: Upcoming events are listed on back page of agenda. BOCC public hearing for TIF is on June 11, 2013 at 10am and SEPA on June 18, 2013 at 10am.
- Howsley bought up the issues of final plat process. Stepan requested for specific cases because Development Engineering and Community Development have been streamlined and improved the process a lot last a year. County admitted to improve the procedure and process. It is not broken and we need to share the responsibilities. Horne mentioned that documents should not be submitted to PA office directly. He received some documents from the developers and they only submit the pieces, not the whole documents. DEAB agrees to discuss the final plat process at July meeting and invite Mrs. Johnson (Fidelity National Title) to come for the meeting.
- DEAB member announcements. Howsley submitted correspondent documents this afternoon before the meeting for SEAP exception.
- Staff changes in Public Works. Stepan will switch to operation and Shafer will be the development engineering manager. He will also be in charge of DEAB. The effect date is June 17, 2013.
- DEAB thanked Stepan having done a good job and service last a few years.

Development Fees Methodology

Odren brought up the fees discussion. He asked what is the County fee methodology and how was the fee developed. He questioned why the developer costs are more for the review than it is to design it. He also talked about Pre-app meeting costs, how much time the staff needs and if pre-app fees are based on hourly. Horn said all fees are public record and he recommended to obtain the information through a public records request. Swanson suggested the fee discussion to be discussed at next DEAB meeting. He will get some information from County Budget office.

Snell explained the history of development fees back in 2008. County hired consulting groups to do fees exercise and fee calculation to determine what the public share and the private share. County paid a huge payment to do survey and generate fees. Fees increased after that in 2009. Right now County still uses the fees structures from that time. Currently, there is no time and money to re-examine the fees and also

Tidemark replacement is in process. Snell agreed to provide details on the fee background, fee structure and methodology at August DEAB meeting.

TIF and Development Fee Waiver

Swanson spoke about BOCC resolution related to the fee waiver. He said there is no changes since the DEAB presented the comments and recommendation last time. BOCC is working on amendment. The Traffic Impact Fees / Development Fees Wavier Public Hearing

There are three sections they are working on, Section 3 is who and how will qualify and capable to get the waiver. Section 5 is TIF waiver amending the Capital Facilities Plan "CFP" to reflect that the County Road fund will pay the traffic impact fee for those non-residential developments that qualify for waiver in lieu of a private payment of the traffic impact fee. Section 8 is the determination. The amendments for these sections will be discussed further at June 18 BOCC hearing.

Stepan mentioned DEAB need to decide if they want to do further comments for fees. After discussing, DEAB agree to bring the concerns if there is any.

MOTION: Moved by Odren to recommend not comments to Item #3C (Staff report by Budget Office) and budget related topics. The motion passed unanimously.

MOTION: Moved by Howsley to keep the original recommendation of Waiver of TIF sent to BOCC and PC for PC public hearing on June 6, 2013. The motion passed unanimously.

SEPA Categorical Exemptions

Howsley asked questions about the SEPA exemption for subdivisions. Both Golemo and Howsley discussed the issue of whether raising the number of single family dwellings that are exempt from SEPA review should extend to subdivisions. They also mentioned the language in the WAC is confusing and needs to be clarified. Horne suggested that DEAB and staff should talk to the Department of Ecology regarding the interpretation.

Bazala gave an update on the categorical exemptions for SEPA, and the DEAB's prior recommendation letter to the Planning Commission. He noted that implementing the recommendations in the DAHP letter would increase the level of archaeological review requirements from what the code currently requires. He proposed that staff would add language in the site plan review and grading code sections to approximately maintain the current level of archaeological review while still allowing increased SEPA thresholds. DEAB agreed.

MOTION: DEAB formally moved to support keeping Clark County's current policy on archaeological pre-determinations regardless of SEPA exemptions. DEAB continues to support raising the categorical exemptions per DEAB's May motion. The motion passed unanimously.

Public Comments

No comments.

Meeting adjourned at 4:25 p.m.

Meeting Minutes prepared by: Rosie Hsiao

Reviewed by: Dianna Nutt

Board Adopted: July 11, 2013