

Development and Engineering Advisory Board Meeting

June 7, 2018

2:30p.m.-4:30p.m.

Public Service Center

Board members in attendance: Andrew Gunther, Don Hardy, Mike Odren, Steve Bacon, Terry Wollam, Eric Golemo, Jeff Wriston, Ott Gaither

Board members not in attendance: Jamie Howsley, Mike Nieto

County Staff: Mitch Nickolds, Jenna Kay, Sharon Lumbantobing, Rod Swanson, Greg Shafer, Kevin Tyler, Dianna Nutt, Laurie Lebowsky, Bill Bjerke, Leslie Ernesti

Public: Seth Halling, Steve Madsen, Jay Chester, Kelsey Potter, Houston Aho, Ryan Makinster

Call to Order: 2:34 p.m.

Administrative Actions

- **Introductions**
- **DEAB Meeting is being recorded and the audio will be posted on the DEAB website.**
- **Review/Adopt last month's minutes**
 - Minutes from May 2018 were approved and adopted.
- **Review upcoming events**
 - COUNTY COUNCIL Work Session – every Wednesday at 9 a.m. *
 - COUNTY COUNCIL Hearing – every Tuesday at 10 a.m. **
 - COUNTY COUNCIL Work Session – Vacant Buildable Lands Model– June 6, 10:00 a.m.
 - COUNTY COUNCIL Work Session – Freight Rail Dependent Uses – June 13, 11:00 a.m.
 - Planning Commission Work Session – CPZ2018-0001 Historic Preservation; CPZ2018-00003 Faith Center; CPZ2018-00004 Strawberry Hill; CPZ2017-00006 Gaither –Staff Reports, SEPAs and DNSs – June 7, 5:30 p.m.
 - Planning Commission Work Session – Proebstel Rural Center – June 21, 5:30 p.m.
 - Planning Commission Public Hearing – CPZ2018-0001 Historic Preservation; CPZ2018-00003 Faith Center; CPZ2018-00004 Strawberry Hill; CPZ2017-00006 Gaither –Staff Reports and Notices of DNS; CPZ2018-00010 Shoreline Master Program Amendments – Staff Report, Exhibits 1 & 2 and Notice of DNS – June 21, 6:30 p.m.
 - * Unless cancelled, which some are if there are no topics
 - ** Except first Tuesday when the hearing is typically in the evening
- **DEAB member announcements**
 - Replacement candidate submittal process discussed for DEAB vacancy left by Mike Nieto. Shafer will work with County Manager's office on new appointment/applicants associated with commercial or industrial development; DEAB member to attend SWCA meeting to look for potential candidate recommendations.
- **Citygate Implementation/DEAB input – Mitch Nickolds**
 - Nickolds gave a recap of the progress and changes to date and the plan of action moving ahead.
 - The goal is improve processes so customers and staff have the highest probability of successful submittal, review and inspection throughout the permitting process
 - Identify touchpoints in processes involving Permit Technicians; Permit Techs at front counter
 - Add staff for Plan Review and reengineered the review process
 - Identify non-value items; streamline the process
 - Creation of a Functional Oversight Team comprised of county staff and 3 community members that are involved in the development review process
 - First meeting will be held 6/29/18 followed by second meeting two weeks later
 - Golemo offered a reminder that DEAB is available as a resource

Historic Preservation Code Update – Sharon Lumbantobing

Lumbantobing gave an overview of the proposed update to the county's historic preservation code, 40.250.030.

- Only affects properties already on the Historic Registry
- The purpose is to provide revisions and clarifications for existing processes; no changes are proposed
- Lumbantobing reviewed the parameters of the Historic Preservation Program and Historic registers
- The last update was in 2009; recent cases have identified the need for revisions and process clarification
- The goal is to update, streamline and provide clearer directions for applicants, staff and commission members
- Upcoming public process:
 - April 18 – County Council Work Session
 - May 1 – Historic Commission Hearing
 - June 7 – DEAB and Planning Commission Work Session
 - June 21 – Planning Commission Hearing
 - August – County Council Work Session and Council Hearing
- Sites and objects can be on registry, not just buildings
- Benefits of being on registry
 - Highest level of protection – county registry offers protection of preservation
 - Input from Commission
 - Free Consulting
 - Federal tax credits

Shoreline Master Program Updates – Jenna Kay

Kay presented the group with the SMP Plan

- Review Shoreline Management Act
 - RCW 90.58.020 “...prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines”
 - Policy Goals
 - Foster reasonable and appropriate uses
 - Protect natural resources
 - Promote public access
 - GMA and SMA
 - Shoreline management is 14th goal of GMA
 - SMP regulates critical areas
 - Shoreline regulations must protect at least as well as critical areas regulations
 - Minimum shoreline jurisdiction – 200’ from OHWM or floodway and associated wetlands – associated wetlands are part of shoreline jurisdiction
 - Maximum shoreline jurisdiction – 200’ from OHWM and 100-year floodplain
 - SMP last comprehensive update was 2012
 - Next mandatory update is 2020
 - Review of and reasons for proposed changes
 - Next Steps
 - June 21 – Planning Commission Hearing
 - Fall 2018 – County Council Work Session and County Council Hearing
 - 2018-2019 – Department of Ecology Approval
 - Kay will send DEAB members the marked up copy of code for their review and comments

Manufactured Housing Code Update – Laurie Lebowsky

Lebowsky reviewed the upcoming changes to the Manufactured Housing Code and the background of innovative housing

- Changes
 - Separate definitions of mobile homes and manufactured housing
 - Ensure new definitions comply with federal and state law
 - Update use tables to reflect new definitions
 - Update code to be less restrictive for manufactured home parks
- Background
 - Current Issues
 - Affordable housing challenges
 - Change in demographic trends
 - Unmet needs
 - Cottage Housing and ADUs
 - Additional housing choices

- Affordable housing
- RCW 35A.21.312 requires cities and counties regulate manufactured homes no differently than they regulate other types of homes
- Public Process
 - June 28 – Open House
 - July 12 – DEAB
 - August 8 – Council Work Session
 - August 12 – Planning Commission Work Session
 - August 16 – Planning Commission Hearing
 - September 5 – Council Work Session
 - September 18 – Council Hearing

Parks Plan – Mike Odren and Bill Bjerke

Odren and Bjerke discussed the issue of PIFs, specifically their percent of increase and staff's explanation as to what to attribute that increase. DEAB was concerned about land prices. Odren stated:

- PIF update had not taken place over a long period of time and needed to be brought up to speed
- Issue of land deficit: Can recreational amenities in new sub divisions be used to attack the land deficit?
- Mindful that an increase in PIFs will have a direct effect on affordable housing
- Roadblocks
 - Not part of Parks' program
 - Doesn't meet definition of neighborhood parks
 - Too small to make a difference
- Goals
 - Win/win outcome
 - Benefit the neighborhoods and the development community
 - Benefit the homeowner when selling
 - Find places to play closer to home
 - Create and preserve neighborhood open spaces
- Dialogue/summary
 - Definition of neighborhood parks presented by Odren
 - Are schools counted as part of the land deficit?
 - Deficit of urban neighborhood parks is 67.5% of benchmark
 - Review of Mission Statement
 - Create a vision of parks, trails, and promote outdoor recreation and livable communities
 - Recognize there is increasing density and smaller lot sizes
 - The Parks Plan is working with private business to forward their program and is offering incentives
- Bjerke gave an overview of the Parks Department goals and how they develop parks:
 - Accessible to all residents/walkable distance from their homes
 - Neighborhood parks are intended to serve residents in a half mile radius
 - PIFs had not been increased since 2003; Councilors chose to stagger the increases over time
 - Also looking at trail acquisition and development
 - PIF credits haven't been done since the 1990's
- Aho and Madsen spoke about PIF definitions, rates, waivers and credits:
 - State statute authorizes PIFs but doesn't impact PIFs exclusively within section; refers to parks, open space and recreational facilities
 - Madsen spoke about requirements, PUD code and inconsistencies in code language - Hidden Crest subdivision was cited as an example
 - County code 40.260.157 lists all amenities typically characteristic of and included in parks
 - Clark County is generally the only jurisdiction that does not give waivers/credits
- Golemo commented on the need to strike a balance between providing great services and affordable housing and the fear that if fees are too high buyers will be priced out the homes which will result in the parks not being used
- The conversation continued around PIF definitions public vs. private parks, and the collection and usage of fees. There was a discussion surrounding the usage of pocket parks and what type of amenities they have. Potential benefits of pocket parks include:
 - Reduce neighborhood park land deficit
 - Increase inventory
 - Reduce impact fees
- Bjerke stated all are welcome to the Parks Advisory meeting and that they will address DEAB again with the next phase

of changes. Dates to be determined.

Public Comment – All

There was no public comment

Meeting adjourned: 4:33pm

Meeting minutes prepared by: Leslie Ernesti

Reviewed by: Greg Shafer