

Development and Engineering Advisory Board Meeting

August 2, 2018

2:30p.m. – 4:30p.m.

Public Service Center

Board members in attendance: James Howsley, Eric Golemo, Andrew Gunther, Steve Bacon and Terry Wollam

Board members not in attendance: Don Hardy, Mike Odren, Ott Gaither, Jeff Wriston

County Staff: Greg Shafer, Mitch Nickolds, Brent Davis, Dean Boening, Kevin Tylor, John Meier, Gary Albrecht

Public: Houston Aho, Steve Madsen, Cornell Rotschy, Kelsey Potter, Jay Lonester, Ryan Makinster, Kelly Puntenev

Call to Order: 2:36 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: motion to approve minutes made by James Howsley, second by Andrew Gunther, passed unanimously.
- Review upcoming events: see agenda for August 2, 2018 DEAB meeting for details.
- DEAB Member Announcements:
 - Shafer - Update on current vacancy; notice was posted for the full month of July; 2 applications were received and hopefully the position will be filled by the next DEAB meeting.
 - Golemo – Parade of Homes VIP night is in Camas on September 6th the same date as the next DEAB meeting; would it possible to start the meeting earlier or have a lighter agenda so we could plan on being done by 4:00 p.m. Shafer – we currently have 3 agenda items and can try to cap it at 4:00.

Terrace Oak Woodland Bank

Brent Davis – Terrace Oak Mitigation Woodland Bank is a project Wetland/Habitat has been working on for a little over 2 years with a bank sponsor to develop the ability to create and purchase credits for Oregon White Oak woodland impact with the habitat ordinance. An advisory team was created with Department of Natural Resources and Washington Department of Fish and Wildlife and worked up a process very similar to the wetland mitigation banking process and we're close to being finished. Several projects within the last few months have purposed to use these bank credits as their primary mitigation and we've given them a grace period knowing we're not through the approval process with the bank yet. I'm briefing you today, because we are close to having a final instrument we'll be taking to the county manager. We hope to have this certified in about 6 weeks or so.

Golemo made the motion to support the bank creation; Wollam seconded the motion; passed unanimously.

DOE Wetland Buffer Guidance Update

Brent Davis - The Department of Ecology has released new guidelines for wetland buffer and we're considering an immediate code amendment to revise the buffer tables. There has been a positive response to adjusting the tables from consultants we work with and I've reserved a spot in the bi-annual code amendments; there is a chance that we'll have to wait until the 2024 CAO update.

Project Delivery Details Group Update

Mitch Nickolds – has reviewed the work done by the group and has determined there is work that can be implemented with the recommendations from the City Gate report.

Parks/PIF/Credits

DEAB is looking for flexibility in public/private partnerships in building parks. Working with developers to accumulate park land has the potential to lower the cost to the county.

There is consideration to introduce trails into the PIF program and we'll take about this in the September DEAB meeting. We're looking at introducing trails and reducing PIF districts from 7 into 3 to make it easier to work in the long term. The current plan would have to be opened to make provisions for these items, so we could make amendments to this plan before 2020. Balancing funds with preplanned parks will be required. Consideration of private parks and dual use facilities was suggested. Build a subcommittee from Parks and DEAB to work on the subject; was suggested with 3 people from each organization to form a PIF committee. Houston expressed strong interest in Builder's receiving credits for vicinity parks being built and used.

PE Certification Programs/SFR Stormwater Review

Golemo – one of the goals is to simplify the SFR stormwater process. We talked about a way to use certification to reduce the amount of reviews on SFR's. Ideas discussed how can we certify someone without making it unfair, and also self-review through use of a checklist. We're trying to implement these changes with phase 3 of LMS. The group found that 3rd party reviewer can't make judgment calls and so not really effective. This effort will be included into the Functional Oversight Team work.

Docket/Arterial Atlas Amendment/NE 99th St.

Gary Albrect – An arterial atlas amendment is being proposed. One of the considerations is the State discourages at grade railroad crossings. A consultant was hired to come up with options (a map was provided showing alternatives). Currently there is no money for this project. Curves create irregular angles and complicate access which impacts development of several parcels. A hearing will be held on August 16, 2018 to change the arterial atlas to the consultants' proposed change.

Motion was made that DEAB has concerns regarding the proposed changes (yellow line on map) due to the irregular lines (curves) will make some parcels difficult or impossible to develop. 3 yes votes and 2 abstentions.

Public Comment

Houston Aho – expressed on-going concerns with sight distance triangles, impacts to high-density lots, and the use of stop signs. Greg to follow-up with Houston, Steve and County Staff.

Meeting adjourned: 4:41 p.m.

Meeting minutes prepared by: Kristi Mollman

Reviewed by: Greg Shafer