

# **Development and Engineering Advisory Board Meeting**

**September 6, 2018**

**2:30p.m. – 4:00p.m.**

**Public Service Center**

**Board members in attendance:** Mike Odren, Jeff Wriston, Terry Wollam, Eric Golemo, Andrew Gunther, Steve Bacon, Don Russo

**Board members not in attendance:** Ott Gaither, Don Hardy, James Howsley

**County Staff:** Cherie Burmaster, Greg Shafer, Laurie Lebowsky, Mitch Nickolds, Bill Bjerke, Oliver Orjiako, Jose Alvarez, Jan Bazala, Ejaz Khan, Matt Griswold, Chris Cook, Jenna Kay, Rod Swanson, Brent Davis, Susan Ellinger; Ali Safayi

**Public:** Houston Aho, Steve Madsen, Ryan Makinster, Barbara Anderson, Milada Allen

**Call to Order:** 2:31p.m.

## **Administrative Actions**

- Introductions: Bacon introduced Don Russo; Russo shared his background.
- DEAB Meeting is being recorded and the audio will be posted on the DEAB website.
- Review/Adopt last month's minutes: Minutes from August 2018 were approved -Golemo motioned first, Wollam seconded, all approved. Odren and Wriston abstained from voting.
- Review upcoming events: COUNTY COUNCIL Work Sessions every Wednesday; COUNTY COUNCIL Hearings every Tuesday. See agenda for specific sessions.
- DEAB Member Announcements: None

## **Park Impact Fee District Boundaries**

- Lebowsky and Bjerke presented for the inclusion of trails into PIF program so can get on docket this year. They have a council-driven proposal.
- Bjerke and Lebowsky presented PowerPoint presentation and handed out other materials.
- Usage of impact fees for trails-Title 40 doesn't specifically state trails. Title 40.620.020 code shows deviation and fee sheet.
- Goal is to edit verbiage and formula to the current PIF calculation for Title 40.620.020 to include trail costs. Adding trail costs would normally increase PIF, however for now PIF will be held as is, with no increase.
- Park boundaries would remain the same: PIF districts 1-4 are city, 5-10 are county.
- PIF Technical Memo (handout) shows that several local jurisdictions use impact fees for trails.
- Fold out (spreadsheet handout) is from an attachment in the Parks Capital Facilities Plan; it shows the projects slated for the next six years.
- Bjerke explained current 2017 park impact fee rates against projected increased 2019 rates.
- Bjerke recommends text amendments to Title 40 to incorporate trails into the program, and would like to come back to DEAB before going to Planning Commission and then to the County Council. Wants to get approval by the end of the year.

- REET and PIF fees were combined in 2014 (acquisition and development were combined), now PIF has to be combined with other funds. Maintenance is not part of the development.
- Golemo is in support of leaving PIF alone or possibly lowering, as it already increased during the last approval.
- Golemo made the motion to propose inclusion of trails into park plan and support not increasing PIF fee until the committee sees impacts to parks plan holistically; Odren seconded. All in favor

### **Freight Rail Overlay**

- Alvarez presented material via a PowerPoint presentation on Freight Rail Dependent Uses. Amended GMA allows Clark and Okanogan Counties to adopt development regulations on resource lands adjacent to short-line railroads for “freight rail dependent uses”.
- A 2-Phase Implementation approach came about due to bill being passed: Phase I-Comprehensive Plan policies and overlay (in the process amending Comprehensive Plan and created overlay map); Phase II-Initiate Freight Rail Advisory Committee to propose development uses and standards.
- Per 3ESB5517, Section 2(9), FRDUs are defined as “buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of goods where the use is dependent on and makes use of an adjacent short line railroad.” “Adjacent” is defined as “near” or “close” per Clark County Code.
  - Advisory Committee went into detail to further define the terms for Adjacent, Dependent on, Fabrication, etc. Alvarez shared the Freight Rail-Dependent Use Overlay 40.250.120 Final Recommendations for industrial use handout with definitions and Use List.
- In the Use List, they attempted to follow the light industrial, although they did add asphalt batch plants and chemical manufacturing (currently only allowed in heavy industrial areas).
- Proposing to extend the sewer beyond the urban growth boundary (currently not allowed beyond UGB, except in cases of health hazards or to serve a public school). Septic use would be dependent on the use in the area.
- In another amended plan section, for any future expansion, the process would be a minimum of 100 acres and going through the Type 4 process.
- An open-house brought concerns from Hockinson area-they were concerned property would be affected (property value), and the impacts to roads and their conditions.
- Next steps: County Council WS 9/26/18, Planning Commission hearing and Council hearing are TBD; Alvarez and committee are now asking for feedback about proposed changes from DEAB.
- Regarding aggregate mining: Chelatchie Prairie is already designated as heavy industrial.
- Orjiako wants DEAB to reserve recommendations until they have a work session with the Councilors to narrow the amendments down, and they can go to the Planning Commission as well. Orjiako and Alvarez will then come back to DEAB at a later meeting.

### **Biannual Code Amendments**

- Bazala noted this is an opportunity to amend code, to clarify standards and to make minor policy changes.

- There are nine items currently on the list which will be presented to the County Council (Nov. 1):
  - **1)** Add rural accessory dwelling units into resource use tables; **2)** Amendment to development review fee table to add an intake fee to Type 1 apps.; **3)** Amendment to fire fee table per the Fire Marshal’s request (currently when an inspection fails, one free inspection is granted)- amendment allows ability to charge extra fees for additional inspections; **4 & 5)** Amendments to approval criteria for subdivisions and short plats for tracts to clean up language for non-buildable tracts. Non-buildable tracts can be a stormwater, wetland, geohazard tract, and common open spaces; **6)** To revise figures in geohazard code (this one will currently be delayed); **7)** Propose to eliminate surety bonds for temporary uses; **8)** Amendments to Transportation Code (40.350.030)-Khan addressed code amendments
    - Sight distance change: change in object height is now consistent with ASHTO and WSDOT; stopping sight distance for county now in line with ASHTO and WSDOT code; measuring sight distance vehicle travel lane is now the vehicle travel way (where vehicles commonly travel), and there can’t be anything lower than an 8 ½ ft. height for a clear distance (branches need to be cut off to meet the height distance requirement); updated code for yield controlled intersections; previously, used to install Type 3 barricades at end of roads, but since this was costly to install and difficult to maintain- now an end of road marker (cheaper) can be installed (depending on circumstances) if it’s appropriate and not a hazard; passing sight distance is now in line with WA MUTCD (affects lane striping); school zone traffic control now consists of best practices from MUTCD-new schools have to be brought up to code; establishment of document for pedestrian crossing treatment-set of circumstances and procedures for installing certain things like hawk beacons, medians, etc.; current WA MUTCD standards have been adopted for temporary barricades.
  - On page 15 and 16, No. **9** (to update wetland code to enable reduced wetland buffers in areas of low habitat function) –Davis explained proposed changes: categorizing wetlands that score 5 points on the habitat grading form as low habitat function as opposed to current “moderate” designation; Ecology’s new guidelines are geared toward larger buffers-as you go up the scale 6, 7 and 8 points the buffers would get bigger; there are now three categories of buffer use (low, moderate and high function). Davis pulled data for 230 wetlands (charts on last page of code amendments packet)-overall the change reduces buffers but buffers will be bigger in the 6 point range.
- Bazala noted that there will likely be some amendments to nuisance code (9.24), he doesn’t have those yet, and assuming that everything else stayed relatively the same, asked the DEAB group if they wanted to see the amendments in the October meeting. Odren suggested having Bazala return with any changes based on meeting with PC and CCC before DEAB provides a recommendation.

## **Public Comment**

- None

Meeting adjourned: 4:04p.m.

Meeting minutes prepared by: Cherie Burmaster

Reviewed by: Greg Shafer