

Development and Engineering Advisory Board Meeting
February 1, 2024
2:30pm - 4:00pm
Public Service Center
Meeting held by Microsoft Teams

Board members in attendance: Sherrie Jones, Bryan Kast, James Howsley, Dan Wisner, Jeff Wriston, Ryan Wilson, Andrew Gunther, Seth Halling, Terry Wollam, Mike Odren, Eric Golemo

Board members not in attendance:

County Staff: Shannon Nashif, Mikaela Rankin, Jennifer Reynolds, Brent Davis, Rod Swanson, Kathleen Otto, Nicole Olsen, Oliver Orjiako, Victoria Abram, Maureen Patronaggio, Dianna Nutt, Kyla Bergen, Jose Alvarez, Megan Fletcher, April Furth

Public: Jackie Lane, William Elliott, Noelle Lovern, Houston Aho

Call to Order: 2:30 pm

- **Administrative Actions:**
- Introductions
- DEAB meeting is being recorded and the audio will be posted on the DEAB website.
- Review/adopt last month's minutes (adopted)
- Review upcoming events:
 - Public Hearings:
 - Planning Commission February 15th @ 6:30 – Biannual code amendments: Brent Davis – Proposed amendments to various sections of the Clark County Code Title 40 for corrections, clarifications, and minor changes
 - COUNTY COUNCIL Work Sessions:
 - January
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 - PLANNING COMMISSION Work Sessions:
 - February 1st @ 5:30 pm – Comp plan update: Oliver Orjiako & Jose Alvarez
 - DEAB MEETING:
 - March 7th @ 2:30 pm
- DEAB member announcements:
 - Jennifer Reynold's last day working with Clark County is February 9th.
 - City of Vancouver released their phasing cycle for the new IBC.
 - With Clark County, customers must have submitted their permit application, paid the plan review fee, and requested an intake appointment with permit staff before March 15th to be held to the current code. If they do not meet that deadline, they are subject to the new IBC.
 - **Meeting both landscape percentage and rec area space requirements is a challenge for developers.**
 - **Mr. Odren attended a meeting with county transportation staff to discuss circulation issues.**

- For example, they were required to put in a cul-de-sac which then kicked them out of compliance with the landscape and rec area requirements.
- To meet the requirement, they had to drop the type of unit they were proposing.

Biannual Code updates / New WDFW Oregon White Oak Woodland Management Recommendations

Presenter: Davis

- Bryan Mattson will present in Brent's place on February 15th for the Planning Commission.
- March 26th is a tentative Council work session date.
- The Dept. of Fish and Wildlife requested an additional code amendment to clarify state requirements for culverts.
- The garage-cottage issue is in the biannuals, as directed by Council.
- In January, WDFW published management recommendations for Oregon White Oak Woodlands with detailed protocol for assessing oak functions and values and measuring impacts with encroaching upon or removing oaks, as well as guidelines for oak mitigation.

Board Discussions

Presenters: Board

- 2024 Workplan
 - Nick Flagg's term on the board ended in March 2023.
 - Working with staff on the 2025 Comprehensive Plan
 - Providing input and insight through a developer's lens
 - Added item 2: Reviewing state bills related to development
 - Will show Council that DEAB is focusing on that specific item
 - Moved 'arterial atlas' from item 4 to item 1
 - Removed the gross floor area definition from item 4
 - Removed the 'fully complete checklist' and 'Type I vs II review thresholds' issues from item 5 sub-section L
 - Revised item 6 subsection M to 'implementing and monitoring Single-Family code changes'
 - Added to 6 sub Q 'and other local cities'
 - Added 'review WUII' to item 9, WUI = Wildland Urban Interface/Intermix
 - Revised 'e-plans' to 'Project Dox' on item 9 sub U
 - Added subsection 'AMI' to item 1
 - Added new item
 - 'Provide recommendations to code meaning and helping to resolve technical disputes'

- Added new item addressing dark sky efforts and limiting noise
- Added new item
 - 'Explore incentives and code changes to promote affordable housing'
- Meeting with Council March 6th, 2024 @ 10am
 - Send material to Mrs. Fletcher by February 28th

Public Comment

- William Elliott
 - Where is the county headed with regard to accessory dwelling units, specifically detached ADUs?
 - That topic is part of the housing options update plan.
 - DEAB will forward the work session to Mr. Elliott so he can see the proposed code.
 - There is a hearing upcoming that Mr. Elliott can attend to learn more.

Meeting adjourned: 4:00 pm

Meeting minutes prepared by: Diana Schotanus

Reviewed by: Megan Fletcher