

**Development and Engineering Advisory Board Meeting**  
**March 7, 2024**  
**2:30pm - 4:00pm**  
**Public Service Center**  
**Meeting held by Microsoft Teams**

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

**Board members not in attendance:** Sherrie Jones, Bryan Kast

**County Staff:** Shannon Nashif, Mikaela Rankin, Dianna Nutt, Naomi Patibandla, April Furth, Victoria Abram, Oliver Orjiako, Jose Alvarez, Maureen Patronaggio, Brent Davis

**Public:** Noelle Lovern, Houston Aho, Jackie Lane, Teresa Hardy, Justin Wood, Brandy McEllrath, Max Booth

**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:
    - March 21<sup>st</sup>, 6:30 pm – Planning Commission: Population, housing and employment allocation for Clark County 2025 Comprehensive Plan Update
    - March 26<sup>th</sup>, 10:00 am - Biannual Code Update
  - COUNTY COUNCIL Work Sessions:
    - March 6<sup>th</sup>, 9:00 am – Fall 2023 Biannual Code Update and DEAB Annual Update 2024
  - COUNTY COUNCIL Meetings:
    - March 5<sup>th</sup>, 10:00 am – Housing Code amendments related to Middle Housing and Smaller Single-Family homes. Population, housing, and employment allocation for Clark County's 2025 Comprehensive Plan Update
  - PLANNING COMMISSION Work Sessions:
  - DEAB MEETING:
    - April 11<sup>th</sup>, 2:30 pm
- DEAB member announcements:
  - Naomi Patibandla is the new manager of Engineering Services for Development Engineering, Community Development.
  - Housing Code amendments:
    - Most recommendations were taken.
    - There was confusion regarding parking stalls; clarification will be needed.
    - The next step is adoption via ordinance at their next meeting.
  - Biannual Code Updates:
    - Planned to be brought to Council in a public hearing on March 26<sup>th</sup>, based on yesterday's work session.

- Mr. Odren on the final engineering plan review process:
  - Has been talking with their engineering assistant, who handles engineering document uploads, on procedural improvements.
  - Plans are submitted, reviewed, commented on, resubmitted, so on and so forth.
  - Staff has to notify applicant to submit final plans and applicants have to rename the plans 'final plans', which City of Vancouver does not require.
  - There is a an unnecessarily large number of steps and notification requirements that could be improved upon.
  - This is a direct response from the Council's direction from yesterday, to simplify and streamline the permitting process as much as possible.
- Mr. Howsley would like to add to the April DEAB agenda:
  - Review of the new legislation that came through.
  - Some items are pending governor approval and signing, including a bill that would extend the GMA planning out by 6 months.
  - There are a couple related to how appeals are done for environmental and land use reasons as well.
  - Mr. Howsley will send a list to staff to be added to the April agenda.
- Mr. Wilson attended a Columbia River Crossing presentation by the Planning Director for that project:
  - They are preparing to submit their environmental impact statement.
  - The project focuses on the bridge but extends north and south in impacts such as transportation.
  - This is a ten-year project and is tied into the next phases of The Vine.

## **Council Work Session Debrief and Board Discussion**

*Presenter: Wilson & Board*

- Council was very engaging and collaborative.
- Topics included Fall 2023 Biannual Code Updates and the DEAB Work Plan.
- DEAB could potentially be a mediator between the public and staff.
  - "Independent Review" instead of an appeal
  - The process for DEAB reviewing and offering professional opinions could be formalized, and protection regarding litigation ensured.
  - The director of Community Development is the responsible official for interpreting Title 40, as is written in the code.
  - This item will be added to the April agenda.
- DEAB will work together on reviewing code and offering code language in collaboration with Parks.
  - PIF credits could incentivize developers to work on reducing the park deficit.
  - There are opportunities for parks on properties outside the growth boundary.

## Public Comment

- Teresa Hardy
  - Regarding the middle housing options:
    - The outcome was pleasing to the public.
    - Parking, which was a big issue, was addressed.
    - When building on less land, and taking parking and streets into account, what spaces are being maintained for children and the public to enjoy?
    - Affordability needs to be addressed further.
    - Can smaller and more energy efficient units be developed to allow for people in lower income brackets to become homeowners and gain equity?
- Noelle Lovern
  - It is Women in Construction week; wish them a happy week!

**Meeting adjourned:** 3:30 pm

Meeting minutes prepared by: Diana Schotanus

Reviewed by: Megan Fletcher