

**Development and Engineering Advisory Board Meeting**  
**August 5, 2021**  
**2:30pm - 4:30pm**  
**Public Service Center**  
**Meeting held by Microsoft Teams**

**Board members in attendance:** Eric Golemo, Andrew Gunther, Seth Halling, Jaime Howley, Mike Odren, Dan Wisner, Terry Wollam, Nick Flagg, Sherrie Jones, Don Russo

**Board members not in attendance:** Jeff Wriston

**County Staff:** April Furth, Shannon Nashif, Dianna Nutt, Oliver Orjiako, Greg Shafer, Rod Swanson, Melissa Tracy, Jose Alvarez, Amy Wooten, Brent Davis

**Public:** Gary Vance, Justin Wood

**Call to Order:** 2:32 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: COUNTY COUNCIL Work Sessions every Wednesday; COUNTY COUNCIL hearings first and third Tuesdays
  - Shafer: Council Hearings on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays are continuing to be virtual; August meetings as listed on the agenda.
  - Shafer: Planning Commission; August meetings as listed on agenda.
- DEAB member announcement:
  - Council is remaining virtual to the end of August. Will re-evaluate at the end of the month about going in person.

**Vacant Buildable Lands**

*Presentation: Alvarez*

- Council provided a document of Vacant Buildable Lands Model Refinements. Shows what is approved and what is denied.
- List 1-11 on the document is changing the ending building value threshold. Created new classification for vacant lots, commercial and residential.
- New classification in residential infill/redevelopment.
- Use of residential observed density will be an issue for the City of Vancouver and Clark County.
- Market factor assumptions for residential land is 20% for vacant land and 40% for underutilized land.
- Buildable land report is getting finalized and they need to send it to the State. Looking at the end of the month. The report is going to primarily be looking at growth accruing in the last 5 years.
- Impacts our current compacity, and the effect on the UGA. Some increases are set aside. It is going to show less land to develop. So, when planning processes start

likely the models will reflect less compacity. When they strategize the boundaries, they will see if they have sufficient land. Might have to expand the urban growth factor.

- 2007 boundaries looked at population of 500,880 by 2024. 2016 population growth was less than what OFM projected in 2007,

## Cottage Code

*Presentation: Alvarez, Wooten, Golemo*

- Size of the unit has come up on several projects. Cottage minimum is 150 square feet and the max is 1600 sq feet of gross area. Max floor area allowed on the ground of the main is 1200 sq feet. Interpreted as useable square footage not including the garage. Garage footage is used in fire code.
- Interchange of the two codes is problematic. One section is gross square footage another section is maximum floor area.
- County code gross footage is all area inside the structure. This doesn't typically apply when looking at cottage homes. They don't include garages in any of the square footage and planning codes don't include garages,
- Previous discussions that were brought forward from two other projects that corrects the interpretation that did not include garages.
- Invited follow up email from everyone on what you think are the main points, where you think ambiguity is in the code, where there's different interpretation that has contributed to this, what you experience on specify projects, and what you think the essence of the issue is. Take this to staff and have them review it.
- Other jurisdictions that have cottage codes are LaCenter, City of Ridgefield and Cowlitz County; all specifically exclude the garages.

## Public Comments

Cottage code Follow up

**Meeting adjourned:** 4:20 pm

Meeting minutes prepared by Shannon Nashif

Reviewed by Greg Shafer