

Development and Engineering Advisory Board Meeting
April 14, 2022
2:30pm – 4:30 pm
Public Service Center
Meeting held by Microsoft Teams

Board members in attendance: Eric Golemo, Andrew Gunther, Seth Halling, Jamie Howsley, Mike Odren, Jeff Wriston, Sherrie Jones

Board members not in attendance: Nick Flagg, Don Russo, Terry Wollam

County Staff: Ali Safayi, April Furth, Brent Davis, Dianna Nutt, Jennifer Reynolds, Ted Vanegas, Rod Swanson, Oliver Orjiako, Jacque Kamp, Jose Alvarez, Jenna Kay, Susan Ellinger, Gary Albrecht, Rod Swanson, Jodi Creamer

Public: Jacob Harner, Brandy McEllrath

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:
- COUNTY COUNCIL – April 19th - Public Hearing Annual Reviews for the Parks and Recreation Open Space Plan and the 179th St. Access and Management Circulation Plan.
- PLANNING COMMISSION – No work sessions coming up before the next DEAB meeting. April 21st Public Hearing on the Housing Option Study and Action Plan.

DEAB Member Announcements:

- Seth Halling: Development Engineering alternative final engineering process was adopted 10 years ago and has never been evaluated. There is not a streamlined review process in place right now. Ali is aware and will follow-up. Seth will follow-up with April and Jennifer. DEAB reviewed the program, and it wasn't very desirable. DEAB and staff will look at an alternative streamlined process.
- Jamie Howsley:
 - Terry Wollam will join us next month.
 - What is the possibility of DEAB meeting in person? Brent Davis will look into reserving the sixth-floor training room for next month's board meeting. He will make sure remote participation is also available.

Housing Options Study & Action Plan Update

Jacque Kamp, Community Planning

- Community Planning is checking back in with DEAB before presenting to the Council.
- The presentation is available online for reference.
- Last Thursday's work session is now posted on the Planning Commission website.
- Next Thursday – Planning Commission Hearing
- Community Planning will be presenting recommended strategies and timeline for adoption and will be asking for approval of what was completed in the action plan.
- Jacqui presented the Monitoring Program
 - The monitoring of the plan itself
 - **Community** Planning's work program is approved by Council every year. They would propose an update on the plan and strategies and implementation. See details in the Action plan.
 - County Council will review this plan at their work session on May 4th. The hearing will be on May 17th.
- Oliver asked if DEAB had reviewed the report. Please submit comments to Jacque.
- **Comments:**
 - Eric Golemo shared DEAB's memorandum to Clark County Council regarding their comments. He will submit this memorandum once it has been adopted by DEAB.
 - They had considerable concerns that Community Planning hadn't addressed.
 - They complimented on a few positive middle housing policies.
 - Mike Odren motioned to submit recommendations as drafted by Eric Golemo, to the next Planning Commission and County Council hearings. Jeff Wriston seconded. Motion approved.

Draft Transportation System Plan

Presentation: Gary Albrecht, Public Works Transportation Planning

- This plan began in 2020 and will help Clark County Council make transportation decisions and provide a snapshot of the existing system and future transportation plans.
- This is intended to bridge the existing plans that are in place.
- Emerging Issues to track:
 - Demographic trends affecting housing
 - Economic trends affecting regional growth forecasts
 - Washington OFM updates demographic forecasts for GMA
 - Continue coordination with local jurisdictions
 - RTC's planning efforts and regionally significant transportation decisions
 - 2025 Clark County Comprehensive Growth Management Plan update

- The Transportation System Plan (TSP) bridges the transportation element of the Comprehensive Plan to the Capital Facilities plan, Transportation Improvement Plan, and Implementation practices.
- Sounding Board Protocols. The TSP Sounding Board (comprised of seven stakeholder groups) will inform the Staff Team. The Staff Team will make recommendations to the Planning Commission who will bring recommendations to the County Council for adoption.
 - Hot links are available on the Clark County Public Works website.
 - The Sounding Board presented the TSP Final Plan Recommendations.
 - The Sounding Board received feedback: access to parks; neighborhood transportation; regional transportation.

DEAB Response:

Mike Odren: Great presentation. Do you think this would necessitate any changes to the details that are currently adopted?

Gary Albrecht: It all depends right now. We have plans that are all tied to cities. Everything is in sync right now. It's a recommendation; nothing is set in stone right now. This will lay out the pieces to put in place. We have policies that say what we want to do, but nothing is ever clear as to what we are doing.

Mike Odren: Very high-level program. How does that affect development, our clients, the ability to have wider rights of way to accommodate wider bike lanes? Are we taking up more land for right of ways? The volume to capacity has worked in the past. Are we fixing something that isn't broken? How does that work with other jurisdictions that still use volume to capacity?

Gary Albrecht: There is always a flip side to everything. It's a performance measure. We don't have data yet to capture it. It is a long process. We can count cars, but we don't have the tools to count bicyclers, pedestrians.

Mike Odren: Do you know of other jurisdictions that have good track records? What do other jurisdictions have to offer?

Gary Albrecht: City of Battle Ground adopted a plan as well as City of Bellingham.

Seth Halling: How does the bike and pedestrian plan play out?

Gary Albrecht: It has not been played out very well because nothing has been built. After adopting the Transportation System Plan, I can see us retaining a consultant to build this plan. I have the same questions as well.

Landscaping and Recreation Space Update

Mike Odren: Last meeting discussion regarding code questions that have received various interpretations over the years.

1. Apply to the interior project site
2. Width of Recreational space
3. Separation of required recreation space from the required onsite landscaping

It comes down to the county's current interpretation, which is different from multi-family space in the past.

April Furth: We were inconsistently applying the code. The code should have put to use one to satisfy the other and it wasn't stated. We are trying to find the inconsistencies so that this doesn't happen again. There are five different places where this could have been applied.

Jamie Howsley: This is an instance where we can push the council to change the code.

Eric Golemo: This has been interpreted the same for 20 years that one can satisfy the other. This is the first time this has been an issue. Why fix something that isn't broken? This has caused a significant hardship on developments that are moving forward and it negatively impacts affordable housing. I suggest that we clarify it. Let's put an emergency order and fix this. Things are taking a long time. We cannot continue to delay. Let's find an immediate solution to come up with a way that works.

Mike Odren: What options do we have to get this changed? Have you check with the PA's office? Jamie, do you know of anything we can do to get this resolved?

Jamie Howsley: The county always has emergency authority to amend the code. We could pass something this week, with a hearing in the next 60 days.

Mike Odren: I would suggest with the Board's approval that we draft a request for emergency action for new code language included in there regarding landscape area as required in another section. We all need to be on the same page with our interpretations.

Mike Odren motioned to request emergency action for new code language, Andrew Gunther seconded.

Statement of the motion:

DEAB recommends and will be submitting to County Council, a request for an emergency ordinance to include an additional code section in Section 40.260.150 B 1 and 2. That the landscape area used to meet those two particular sections may also be counted towards meeting the minimum 20% landscape area as required in section 40.220.020 B9.

Mike Odren will provide a formal request to the Council for DEAB's review prior to submittal to Brent who would then forward to the Council.

Sherrie Jones abstained. Motion passed with six votes, one abstained.

April Furth: Please look at 40.220.020 C and also suggested DEAB to add the wording to Code 40.220.020 #9 and #10.

Mike Oden will run it by the resident legal expert and have it reviewed by the PA's office.

Public Comment

No Comments

Meeting adjourned: 4:18 pm

Meeting minutes prepared by Jodi Creamer

Reviewed by Brent Davis