

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

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

Board members not in attendance:

County Staff: Megan Fletcher, Shannon Nashif, Brent Davis, Naomi Patibandla, Hannah Dietel, Rod Swanson, Dianna Nutt, Oliver Orjiako, Kylah Statum, Jose Alvarez, Maureen Patronaggio

Public: Brittney Salter, Houston Aho, Justin Wood, Max Booth, David Howe

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 with correction)
- Review upcoming events:
 - Public Hearings:
 - May 7th, 10:00 am – Planning Commission: Population, Housing and Employment Allocation for Clark County's 2025 Comprehensive Plan Update
 - COUNTY COUNCIL Work Sessions:
 - COUNTY COUNCIL Meetings:
 - May 21st, 6:00 pm – No agenda posted
 - May 28th, 10:00 am – No agenda posted
 - June 4th, 10:00 am – No agenda posted
 - PLANNING COMMISSION Work Sessions:
 - May 2nd, 5:30 pm – SEPA Overview and scoping with Jose Alvarez and Jenna Kay
 - May 16th, 5:30 pm – HB 1181 and Climate Change Element Updates
 - DEAB MEETING:
 - June 6th, 2:30 pm
- DEAB member announcements:
 - Clark County Permit Services is now located on the third floor of the Public Service Center. They are by appointment only, aside from payments, from 8am-2pm M-F.
 - Council has approved the RFP between the county and West Coast Code Consulting for a 3-year deal for conducting structural reviews.
 - Add to a future agenda, the Road Mod Committee.
 - DEAB did a proportionality study years ago.
 - DEAB could invite the Road Mod Committee to talk about their process and perhaps collaborate in refining the process for greater efficiency and consistency.

- There is no easy way to find resolutions regarding items such as road modifications. The stormwater policies are published on the website and easy to find, maybe these resolutions and policies could be made available in a similar way.
- Mr. Kast is resigning from his positions with both DEAB and the City of La Center. He is relocating to Puerto Rico with his family.
 - His position with La Center will be filled by Tracy Coleman. He will reach out to her and see if she would be interested in DEAB.
 - Les McDonald from Clark Regional Wastewater could be a potential candidate for the vacant seat on the DEAB.

2024 Workplan Updates

Presenters: Howsley

- House Bill 1589: Utility Decarbonization Bill
 - Puget Sound pushed this bill to wean the Puget Sound area off of natural gas.
 - It is being challenged by a proposed initiative or referendum. It does not have any direct applicability to SW Washington at this point but may be where the state is headed with the natural gas industry.
- House Bill 2039
 - This allows for direct appeals of clean energy projects to go from the Pollution Control Hearings Board to the Court of Appeals under motion.
 - There was an amendment to the Land Use Petition Act (LUPA) statute. Land practitioners throughout the state experienced problems trying to serve local government when the auditor's offices were closed. The statute requires you to serve the auditor directly, which cannot be done in time when the auditor is not in office.
 - RCW 3670 C 0405 has been amended and it allows those trying to serve a petition to leave a copy at the office of the designated person and it is effective upon delivery. This is a major change for those who are appealing land use decisions.
- House Bill 2071
 - Related to residential housing regulations: This would require the state to have two technical advisory committees established through the State Building Code Council to find amendments to the code that make it more likely for residential housing to be built.
 - Once that task force is created, we will see new regulations.
- House Bill 2296
 - This bill extends the comp plan period by six months for certain GMA jurisdictions, including Clark County.
 - Instead of the deadline being June 2025, it will be the end of December 2025.

- That adds an additional six months for jurisdictions that are required to do middle housing; they would also have an extension because regulations are set off from the adoption of the next plan.
- House Bill 2321
 - This modifies the middle housing requirements and clarifies the definition of transit stop.
 - It does not have direct applicability to Clark County, but it would to the City of Vancouver and other cities that are required to do middle housing.
- House Bill 5792
 - This changes the definition of a multi-unit residential building and basically excludes (from the definition) multifamily residential buildings that are 12 units or less, are no more than three stories, and have one story dedicated to retail or parking.
 - The exclusion is from certain enclosure and design requirements as well as inspections.
- Senate Bill 5834
 - If there was a certain area of an urban growth area that is getting more development pressure because of population growth or urban services, it would allow a jurisdiction that qualifies to take out urban growth area land where there is less development pressure and basically swap them.
 - This was important in some jurisdictions up north (ex: Puget Sound), where development was naturally occurring in one direction and not the other. It allowed them to swap and focus on where the development occurs.
- Senate Bill 5885
 - Annexation procedure bill: Requires or allows a city or town to file one single certificate and requires them to post it at the Office of Fiscal Management online.
 - This resulted from court cases challenging the adequacy of annexation petitions.
- Senate Bill 615
 - Residential parking configuration: Off street parking requirements
- Bill 6140
 - Existing footprints can be developed as a remodel if between 5k but no more than 10k square feet, and a new retail development 2500 but no more than 10k square feet in rural areas provided it is more than 10 miles away from an urban growth area.
- Bill 6291
 - Streamlines the state Building Code Council's operating procedures in terms of development of new and improved regulation.

-AUDIO CUT OFF-

Condos as a viable housing type

Presenters: Board

- In terms of trying to help the middle housing situation, the possibility of doing condo development as a way to expedite processes comes up.
- An amendment to state law in the past exempts residential condo development from the planning requirements if you do a binding site plan.
- This doesn't necessarily address the main concerns, construction defect litigation and insurance requirements.
- Property tax exemption could be a tool to aid the affordability aspect.

-AUDIO CUT OFF-

WDFW new staff member

Presenters: Howe & Salter

- Brittany Salter is the new land use lead for the Washington Department of Fish and Wildlife.
 - She will be helping local government with the long range planning process, providing support in southwest Washington.
 - She will attend some of the DEAB meetings to gain familiarity with county issues and learn how best to support the county with the long range planning process.

Public Comment

- N/A

Meeting adjourned: 4:00 pm

Meeting minutes prepared by: Diana Schotanus

Reviewed by: Megan Fletcher