

**Development and Engineering Advisory Board Meeting**  
**January 9, 2025**  
**2:00pm - 3:30pm**  
**Public Service Center**  
**Meeting held by Microsoft Teams**

**Board members in attendance:** Ryan Wilson, Mike Odren, Eric Golemo, Andrew Gunther, Seth Halling, Terry Wollam

**Board members not in attendance:** Sherrie Jones, Daniel Wisner, James Howsley

**County Staff:** Brent Davis, Naomi Patibandla, Shannon Nashif, Melenie Davis, Victoria Abram, Rod Swanson, Dianna Nutt, April Furth, Maureen Patronaggio

**Public:** Noelle Lovern, Justin Wood, Houston Aho

**Call to Order:** 2:00 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:
    - No agenda items posted as of 1/6/2025
  - COUNTY COUNCIL Meetings:
    - January 7, 2025, 10:00 am - Elect 2025 Chair and Vice-Chair of the Clark County Council
    - January 8, 2025, 1:00 pm - 2025 Council Retreat Draft Agenda, Council Boards and Committee Assignments, Rules of Procedures
  - PLANNING COMMISSION Work Sessions:
    - No agenda items posted as of 1/6/2025
  - PLANNING COMMISSION Public Hearings:
    - No agenda items posted as of 1/6/2025
  - NEXT DEAB MEETING:
    - February 6, 2025, 2:00 pm
- DEAB member announcements:
  - Sue Marshall - Chair of Clark County Council
  - Welcome Melenie Davis, new Development Engineering Division Manager
  - Clark County Historic Preservation - Columbia River Crossing Project
    - Potential impact on academy site - side building.

## Work Plan Strategy Discussion

### *Presenters: Group*

- Mr. Wilson would like discussion to focus on special projects or items that the DEAB would aim to accomplish this year.
  - These items would be separate from Council-appointed items, such as:
    - Simplifying and speeding up permit process, independent review, bills coming out of legislature and their development impact, and potential modification of language within HWY 99 overlay zone.
- Mixed-use development code:
  - Unresolved but was intended to be incorporated as updates with the Multi-Family Housing updates; Mr. Halling to follow up.
- Clark County Staff side – internal items related to permitting and development review that might impact DEAB:
  - Mr. Davis states that the county is still working on adjustments for the Senate Bill 5290 requirements that are now in effect.
  - Intends to add to March 2025 DEAB meeting agenda – discretionary process items, documents of the process, starting and stopping of applications.
- Combined Review:
  - Status on becoming a permanent option
    - Mr. Davis states that there are currently 3 applications that are in the Combined Review process. One is close to completing and will then have an internal debrief on the communication between Land Use and Development Engineering programs and the applicant, to keep reviews coordinated.
    - So far, Combined Review has only been done with relatively simple projects but despite some challenges, the understanding is that it is something that will continue to be pursued. The idea is to take on more complicated projects, to collect more data before moving forward.
    - Mr. Davis met with City of Vancouver’s Greg Turner and a senior planner previously to discuss their process, but now with more Combined Review experience has plans to meet again soon.
- Parks Department – PIF Credits for inclusion of Pocket Parks & other Recreational Facilities in private development:
  - Comprehensive Plan Update – no information if the Parks Plan has been or will be updated as part of that.

- There was a lot of traction pre-Covid, and DEAB had support from Council to include in the Parks Plan.
- Request to reconnect with Parks Division Manager Ross Hoover, and to invite him to February DEAB meeting.
- PIF credits offered with certain recreational facilities provided within private development projects:
  - Look into what other jurisdictions' development standards are concerning establishing recreational facilities within private development that can be eligible for PIF credits.
  - HOAs can be used to assist with Parks maintenance, which would be a beneficial private-public partnership.
  - Still have recommendations from both the Parks Advisory Committee and DEAB to move forward.
  
- Incentivizing Affordable Housing
  - Staff is currently working on; updates to be provided as needed.
  
- Stormwater Manual Updates
  - Staff is currently working on; updates to be provided as needed.
  
- Comprehensive Plan/Climate Change
  - Mr. Alvarez to provide updates later in the year.
  
- Process Improvement - Changes to Online Permitting System
  - Council just approved a new permitting system that will take 2 years to develop & implement – [mybuildingpermit.com](http://mybuildingpermit.com).
    - It will cost \$100,000 for both ends to do the integration.
    - There is only a front-end system, and the software developer is developing a back-end system. Mrs. Furth has reservations about integrating early because the county's current permitting system, LMS, breaks easily.
    - The best possible outcome would be to get all other jurisdictions switched over to [mybuildingpermit.com](http://mybuildingpermit.com), for consistency across counties & less implementation cost for everyone.
    - County IT employees would be trained and be able to perform fixes in this new system.
  - Mrs. Furth plans on revisiting with DEAB to discuss features in the future, and to set up a small subcommittee to be set up regarding the new online permitting system with assistance from Ms. Abram.

- Fee Increases and State Process Reviews
  - Land Use, Wetland & Habitat Fee Increases – the council approved increases, effective 1/15/2025.
    - Development Engineering fees will be assessed next.
  - State to come look at their processes – first was Land Use, now Development Engineering, and then later the Permit Center.
  - Biannual code updates – starting February 2025 – deadline of end of January to bring forth code update items.
  
- Open & Public Board Positions:
  - Open Position
    - Houston Aho from Aho Construction has applied.
  - Public Position – member suggestions
    - Les McDonald – Planning & Development Program Manager, CRWWD
    - Michelle Henry – Senior Civil Engineer, CPU
    - Mike Bomar – Chief Economic Strategy Officer, Port of Vancouver
    - Bryan Snodgrass – Principal Planner, City of Vancouver
    - Greg Turner – Lan Use Manager, City of Vancouver
    - Claire Lust – Planning Director, City of Ridgefield
    - Steve Stuart – City Manager, City of Ridgefield
    - Angie Merrill – Associate Planner, City of La Center
    - Shana Lazzarini – Senior Planner, City of Ridgefield
  
- Nominations for Chair & Vice Chair:
  - Mike Odren made the motion; Andrew Gunther seconded.
  - Ryan Wilson voted as chair with all committee members in favor.
  - Mike Odren voted as vice chair with all committee members in favor.

### **Public Comment**

- Novelle Lovern brought up the incorrect meeting time still listed on the DEAB website and has requested correction.
  - This has been corrected as of 1/27/2025.

**Meeting adjourned:** 3:00 pm

Meeting minutes prepared by: Mariah Shandra

Reviewed by: Victoria Abram