

Development and Engineering Advisory Board Meeting
November 14, 2013
2:30 – 4:30 p.m.
Public Service Center

In attendance

Board members: Steve Bacon, Mike Bomar, Helen Devery, Don Hardy, Ott Gaither, Eric Golemo, Andrew Gunther, James Howsley, Mike Odren

County staff: Jan Bazala, Chuck Crider, Brent Davis, Ejaz Khan, Diana Nutt, Ali Safayi, Greg Shafer, Marty Snell, Nicole Snider, Axel Swanson, Ron Wierenga

Administrative Actions

- Introduction of Audience Members
- DEAB meeting is being recorded and the audio will be posted on the County's website. DEAB will announce at the beginning of every meeting to make sure the public are aware of it. This will be posted in all DEAB agenda.
- Review/Adopt Minutes: Minutes from October 2013 were approved and adopted.
- Reviewed Upcoming Events:
 - BOCC Hearing – Transportation Improvement Program (TIP): Annual Reviews/Dockets: Fifth Plain Creek – Tuesday, November 19, 6:00 p.m.
 - BOCC Hearing – CCC 40.260.110 adoption of changes to Kennels – Tuesday, November 26, 10:00 a.m.
 - BOCC Work Session – Parks Foundation & New Parks Department – Wednesday, December 4, 11:00 a.m.
 - PC Work Session – Fall Biannuals – Thursday, November 21, 2013, 5:30 p.m.
 - PC Hearing – Fall Biannuals – Thursday, December 5, 2013, 6:30 p.m.
- Correspondences: Fall Biannuals - Jan Bazala provided changes and gave a brief follow up to previous meeting's discussion.
 - Still proposing that rolled curb is prohibited except on cul-de-sacs.
 - There was discussion on the elaborated language for the width requirement of corner lot driveways.
 - There were also changes to; the setbacks for retaining walls, other allowed uses for gravel in addition to parking lots, number of queuing spaces for stand-alone coffee stands, Hwy 99 code there are design standards for single-family lots recommendation to delete, and new special standards for small coffee stands that are less than 200 sf.

This goes to the Planning Commission for Work Session November 21st, with Hearing December 5th.

Motion made and approved to support proposed changes as outlined by Jan Bazala for the fall biannuals going to the Planning Commission work session.

- DEAB member announcements
 - Mike Bomar resigned due to his new position as President of CREDC effective December 2, 2013. He is looking forward to working with everyone in his new capacity. He has been a member of DEAB for five years. The group thanked him for his time and service.
 - Helen Devery spoke with the Board at work session on Economic Development Action Team, November 13, 2013. She was in her role as Lands for Jobs chair for CREDC. She will stay involved in that process and give DEAB updates.
 - January meeting will remain at January 2, 2014

Joint Driveways

Ali Safayi referenced memo he sent out on October 8, 2013. Code allows a maximum of 3 legal lots to access a joint driveway. He did research and found that the Code has been the same since 1984. He consulted with the Fire Marshall who believes this came from old Fire Code requirements. In order to go to four lots requires a road modification. He recommended that the road modification code be changed to allow four lots. A technical road modification will be required for five lots. **Motion made and approved** to support Ali's recommendation to go to four lots and require a technical road modification for 5 lots. We would like to see this in with the fall biannuals.

Fee Holiday Report/Business and Workforce Strategy

Marty Snell gave an update and provided report of statistics through October 2013 for review. He will send the full report to the DEAB members by e-mail. Question – what is the cost per job? Question – what amount of sales tax does the County get? Question – how many projects would have been built anyway? Marty will provide DEAB with the answers to these questions.

Marty discussed the Recovering Economy; Excellence in Service handout he provided. He has asked for nine additional positions in the Building and Permit Services divisions. There are Building revenues coming in that will offset the costs of these new positions. The economy is recovering and we want to continue to provide excellence in our service. When we re-open after the remodel the permit center hours will be 8:00 to 3:00 or 3:30 daily. Budget proposal will go before the Board in December.

Final Plat Review Process

Chuck Crider has been tasked by the Board to improve the process to make it smoother, faster, and easier for our customers. He has been working on this for several months with Diana Nutt and Jaima Webb. He discussed the tools we have currently, the final plat checklist and provided this for review. He will be taking a plat through the process in order to learn and understand the process. One big concern is the hearing date, what date it will be on consent agenda for signature? Contact Chuck with comments and questions. He will return and give us updates.

Final Site Plan Review Process

Mike Odren gave a background on the process. He went over the final site plan review checklist and provided this for review. He gave kudos to staff for how well the process is currently working. Questions; could anything be deferred to final occupancy? What if utilities or stormwater facilities are moved? Final construction approval and can they use site before building is complete? What could be delayed or deferred to final occupancy? Suggestion was made that the process and timing need improvement. Staff will return with updates and proposals to improve. Chuck and Diana will take the lead on the project improvement work.

Update on Stormwater Appeal

Jamie gave an update on the appeal. He thanked Clark County for all the work they did in providing background for their case. He felt that we had a reasonable case and hopes that the hearing board will take the issues raised under advisement. There are four changes that the private sector is asking for they are similar to what the Permittees are asking for. They are; change the wording of the permit from infeasibility to feasible, adding a life cycle cost element, for costs associated with some of the new BMP's. For

example the permeable pavement failures, LID requirements, and cost factors. There were a lot of examples of these failures provided at the hearing. Also asked for Permeable pavement to be taken off as the first mandated LID and put it on par with the other techniques. Asked for cost factor's to be included. The decision is not expected until early next year. He wanted to acknowledge and thank Peter Tuck from Olson and Eric Golemo they were star witnesses for the private sector.

Ron Wierenga stated that we are moving forward with the permit as written. We are working on the code updates and will bring these back to DEAB in January.

Public Comments:

Mike Bomar introduced Virgil Barnett from Storedahl and Sons. We saw the surface mining overlay prior to it going to Planning Commission; they have made some substantial changes to it. Mr. Barnett has concerns regarding the update to the surface mining code; there will serous impacts due to these changes. Hours of operations will be reduced, off site of the mine water quality testing will be required. The cost of rock is going to increase greatly due to this. This code is redundant since DNR takes care of all reclamation, DOE takes care of water quality, and there are state laws on noise and pollution. He proposes to eliminate the mining code and just go through site plan. This will go to planning commission on November 21, 2013.

Helen asked that we be able to review and give input at our next meeting. We will request that Mike Mabry and Gordy Euler come to our next meeting to discuss the changes

Meeting adjourned at 4:25 p.m.

Meeting Minutes prepared by: Nicole Snider

Reviewed by: Greg Shafer

DEAB Adopted: December 5, 2013