

Development and Engineering Advisory Board Meeting
March 13, 2014
2:30-4:30 p.m.
Public Service Center

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

Board members not in attendance: None

County staff: Jose Alvarez, Rosie Hsiao, Diana Nutt, Oliver Orjiako, Bob Pool, Greg Shafer, Marty Snell, Ron Wierenga

Administrative Actions

- Introductions
- Welcome new member – Jeff Wriston and reappointment – Ott Gaither and Eric Golemo
Wriston introduced himself as a retired planning commissioner for over 18 years. He retired from Planning commission last year and decided to serve/support the community again working for DEAB.
- DEAB meeting is being recorded and the audio will be posted on the DEAB's website in April, 2014
- Review/Adopt minutes - January minutes was approved and adopted. Devery and Wriston abstained.
- Review upcoming events
 - Clean Water Legal & Compliance Costs – Wednesday, March 19, 9:00 a.m.
 - Vacant Buildable Lands Model w/a Focus on Employment Lands – Wednesday, March 19, 10:30 a.m.
 - 2014 Spring Supplemental; Conservation Areas Acquisition Plan – Tuesday, March 25, 10:00 a.m.
 - Clark County Historical Museum's Annual Update – Wednesday, April 9, 10:30 a.m.
 - Comp Plan: Economic Development – Thursday, March 20, 5:30 p.m.
 - Adoption of Land Use Regulations for the Siting Of Marijuana-Related Facilities, Code Change/Urban Reserve Footnote – Thursday, March 20, 6:30 p.m.
- Correspondences – None
- DEAB member announcements - Golemo raised the question for concrete curb cuts for driveways. He asked if the curb cut can be done only for the top portion, and not to remove the entire curb. Shafer mentioned the building inspector(s) are now using approved standards for curb cut inspections. However, the County will consider alternative proposals for curb cuts. DEAB will discuss this more at next April meeting and invite the gentleman who brought the issue forward, to present an alternative.
- Odren asked staff to restructure the duplicated condition approval in staff reports.
- Odren gave thanks to Devery for four years of service, leadership and support with DEAB. Her service term will expire on March 31, 2014.

Fee Report Updates

Before discussing the fee update, Snell mentioned to the DEAB that there is a short list for spring bi-annual updates, so he asked to hold the spring bi-annual items to fall, then combine them together. That will save on staff time. DEAB agreed.

Then Snell provided the report of statistics for projects and fees waivers through February 2014. He mentioned Community Development is working towards the "clickable" maps. When you click the map, the projects will be linked and showed up on the map. The "clickable" maps with reports will be ready very soon.

Snell discussed the overall summary for fees waivers, application fees waived this month, application fees waived to date, TIF waived this month and TIF waived to date and possible TIF to be waived. He emphasized staff reviewed these fees project by project. They contacted the applicant, confirmed the annual sales figures, and estimated the sales generated tax to use in the model. He addressed that general fund paid the application fees waivers and road fund paid the TIF fees waivers. There will be a new statistics report coming out in April. DEAB will invite Snell to update the fees report at April DEAB meeting.

There were many questions DEAB asked. What is the estimate per job? What amount of sales tax does the job generate? Amount collected of sales tax for waiving fees? What are current sales and projected sales? There are concerns for TIF fees waivers. Only a few jobs created, but huge fees waived. DEAB suggested that the County look into the TIF program.

2016 Comprehensive Plan Updates

Orjiako gave the PowerPoint presentation of Clark County's 20 year Comprehensive plan for 2016 update. He provided the background, overall schedule, process, planning assumptions for changes and tools for DEAB. The current plan, adopted in 2007, covers from 2007 to 2024. The update will extend the current plan's growth outlook from 2015 to 2035. The due date for the comprehensive plan update will be on June 30, 2016. Because of urban growth, population growth, economic trends and employment, County needs to determine the vacant buildable lands to accommodate projected growth. DEAB is interested in this topic and will invite Orjiako back to DEAB meeting in June.

Vacant Buildable Land Model

Pool from GIS demonstrated the vacant buildable lands and its models of Clark County. He explained the model that Clark County uses called Vacant and buildable lands inventory model (VBLM). The VBLM uses GIS based land analysis and date-driven assumptions to determine the capacity of urban lands to accommodate growth. VBLM includes three different model trends, residential, commercial and industrial. They split out comprehensive plan destinations. Mix uses can be used in either the residential model or commercial model. Bob reviewed scenerios and criteria of what constituted vacant land and also underutilized land. He gave examples of the models used for the Battle Ground area. In the end, Pool mentioned that VBLM provided the consistent data for 18 years. But it is a model, not a precise measurement.

Final Site Plan Review Process Updates

Final site plan review process updates will move to the April meeting due to lack of time.

Public Comment

None.

Addition

BOCC work session is forthcoming on Work Plan updates. Odren will work with County staff, send out emails, get input from DEAB members and plan the retreat in May.

Meeting adjourned at 4:35 p.m.
Meeting minutes prepared by: Rosie Hsiao
Reviewed by: Greg Shafer
Board Adopted: April 3, 2014