

**Development and Engineering Advisory Board Meeting**  
**April 11, 2024**  
**2:30pm - 4:00pm**  
**Public Service Center**  
**Meeting held by Microsoft Teams**

**Board members in attendance:** Sherrie Jones, Mike Odren, Seth Halling, Ryan Wilson, Dan Wisner, James Howsley, Eric Golemo, Terry Wollam

**Board members not in attendance:** Bryan Kast, Andrew Gunther, Jeff Wriston

**County Staff:** Megan Fletcher, Mikaela Rankin, Brent Davis, Shannon Nashif, Naomi Patibandla, Oliver Orjiako, Melissa Tracy, Maureen Patronaggio, Victoria Abram

**Public:** Houston Aho, Justin Wood, David Howe, Brittney Salter, Teresa Hardy

**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:
    - April 16<sup>th</sup>, 6:00 pm – Planning Commission: Approval of Ord. 2024-03-02
    - April 23<sup>rd</sup>, 10:00 am – Population, housing and employment allocation for 2025 Comprehensive Plan Update, continued from March 5<sup>th</sup>
  - COUNTY COUNCIL Work Sessions:
    - April 6<sup>th</sup>, 9:00 am – Law and Justice Bed Capacity & Renovations Project; Commission on Aging 2023 Annual Report
    - April 17<sup>th</sup>, 9:00 am – Heritage Farm Sustainability Plan
  - COUNTY COUNCIL Meetings:
    - May 7<sup>th</sup>, 10:00 am
  - PLANNING COMMISSION Work Sessions:
    - April 17<sup>th</sup>, 9:00 am – Population, housing and employment allocation for 2025 Comprehensive Plan Update
    - April 17<sup>th</sup>, 3:15 pm – Commission on Aging
  - DEAB MEETING:
    - May 2<sup>nd</sup>, 2:30 pm
- DEAB member announcements:
  - For last month's minutes, strike "instead of an appeal" from the Debrief section.
  - Ms. Jones
    - The Southwest Contractor's Association (SWCA) is working on a toolbox program with local elementary schools and would appreciate some adult volunteers from the building industry to assist with building the toolboxes.
    - So far, they have begun working with 5 schools with about 550 students participating.

**2024 Workplan Updates**

*Presenters: Board*

- Independent Review: Odren
  - This is a draft framework for the DEAB's review of project specific issues, code interpretation questions and other development related matters.
  - The DEAB bylaws state: The advisory board shall review and comment, as requested by the county manager, the Board of County Council and/or senior staff, on project-specific development issues.
  - The DEAB can assist in providing guidance, insight, and opinion on development matters by consultants, developers, private citizens or other non-county staff.
  - No decision made by the DEAB can be binding.
  - All final decisions rest with the Community Development director and his/her designee.
  - Interested parties must make their requests through county staff. Staff will then contact the DEAB staff liaison, and the issue will be included on the next meeting agenda in the form of plans, narratives, previous email correspondence with county staff, etc.
  - Petitioners will present to the DEAB, followed by a discussion and vote by the members.
    - Note: The review timeline would have to pause for the DEAB review portion.
    - There needs to be a way to spread the word/make this option known and available to applicants.
    - The project title could be more specific, such as 'Project Specific Review Process'.
    - Adding in a purpose or intent statement that states when this process would be used would be beneficial.
    - Add a recusal for conflict of interest if it is a DEAB member's project.
- Condos: Jones
  - Ms. Jones met with a lobbyist familiar with condo legislation in Washington state, who requested information from the DEAB regarding which pieces of condo legislation are the biggest challenge in Clark County so discussions could be more targeted.
    - Implied warranties issue
      - House Bill 1576 from 2019 tried to address the warranty issue but was not passed.
      - HB 5334 had modified language but still did not pass.
    - Frequent lawsuits
    - Financial feasibility
    - Property Taxes

- Livability (Parks): Golemo
  - The DEAB will reach out to the Parks Board.
  - There are greenspaces that are not counted towards the inventory in Clark County.
  - There could be a credit system towards impact fees. Camas has a document outlining the criteria.
- Permitting: Wilson
  - When asking among professionals in the building industry in Clark County, where there is an opportunity for improving the permitting process, the most frequent answer is 'the ePlan system'.
    - Reducing the large number of steps regarding submittals.
  - County requires separate permits for building, mechanical, electrical and plumbing while other jurisdictions have converted to a single combined permit for building permits.
  - Another factor that slows down the process is awaiting the third party structural reviews.
  - Can mylar copies of as-builts be removed as a requirement and converted to a digital process?
  - It could be beneficial for the supervising engineer to review plans earlier on.
- Legislation: Howsley
  - This item will be revisited at the next meeting.

#### **Public Comment**

- N/A

**Meeting adjourned:** 4:00 pm

Meeting minutes prepared by: Diana Schotanus

Reviewed by: Megan Fletcher