

Development and Engineering Advisory Board Meeting
February 3, 2022
2:30pm - 4:30pm
Public Service Center
Meeting held by Microsoft Teams

Board members in attendance: Eric Golemo, Andrew Gunther, Seth Halling, Jamie Howsley, Mike Odren, Jeff Wriston, Dan Wisner, Sherrie Jones, Terry Wollman

Board members not in attendance: Nick Flagg

County Staff: Ali Safayi, Brent Davis, Dianna Nutt, Jacki Kamp, Jenna Kay, Jodi Creamer, Matt Hermen, Oliver Orjiako, Rod Swanson, Susan Ellinger, Ted Vanegas

Public: Becky Coutino, Brandy McEllrath, Bryan Snodgrass, Justin Wood,

Call to Order: 2:35 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)
 - Mike Odren had one minor change to January 6 minutes: Second bullet - Correct "Advice Chair" to "Vice Chair"
 - Review upcoming events: COUNTY COUNCIL Work Sessions every Wednesday; COUNTY COUNCIL hearings first and third Tuesdays
- DEAB member announcement:
 - Terry Wollman' term is expiring end of March – posting opening on the board

2021 Annual Report /2022-2023 Work Plan Update

- Comments/feedback before finalizing?
- Mike Odren to present to County Council

County and City of Vancouver Housing Options Updates – Kamp/Snodgrass

Presentation: Jacki Kamp: County Housing Options Plan

- Community Planning will be presenting to the Planning Commission in April and to the Council (date to be determined).
- Eric Golemo: DEAB has comments to submit. He also expressed concern regarding the cottages and inclusion of garages in floor area. Some pieces don't hit market demand.
- Mike Odren: Recommended to form a DEAB subcommittee to provide details to the Planning Commission.
- Eric Golemo volunteered to take the lead of forming the subcommittee and be ready for the April presentation to the Planning Commission.

Presentation: Bryan Snodgrass/Becky Coutino: City of Vancouver Housing Code Updates

- Nine Code Changes to Expand Housing Choices
 - Proposed New Single-Family R-17 Zoning District Standards
 - Jamie Howsley: Would these include an economic feasibility study?
 - Terry Wollam: Developers are limited. Important to incorporate flexibility
 - Mike Odren: Recommended off street parking, (i.e., larger driveway with one to five spaces where stormwater can flow).
 - Eric Golemo: Affordability hasn't been addressed. Market does not want the alley load. They need garages and extra storage.
 - Dan Wisner: People do not want one car garages.
 - Proposed New Multi-Family R-50 Zoning District
 - Decrease minimum parking from 1.5 to 1 space per unit.
 - Jamie Howsley: If you receive opposition, be prepared to be flexible.
 - Mike Odren: Would be included in Urban High Density, possibly near transit.
 - Cottage Cluster Housing
 - Eric Golemo: Concerned about garage sizes and inclusion of garages in floor area.
 - Dan Wisner: Pedestrian access – link cottages to open spaces. Supported Golemo in regard to garages - minimum size at least 350 sq feet.
 - Terry Wollam: Cottage Cluster Housing – Demand in Clark County is very low.
 - Setbacks for new apartments next to existing homes
 - Apartments with shared kitchen and bathroom
 - Tech companies are adopting this plan
 - Jamie Howsley: New project in Portland called The Outpost
 - ADU's in historic garage
 - New home construction to allow aging in place
 - Density bonus for faith-based and non-profit residential
 - Parking reductions near transit
- Recent Feedback – City of Vancouver met with Neighborhood Associations as well as held a Virtual Open House.
- Next Steps: Housing Code Updates

179th Street Access Management & Circulation Plan – Matt Hermen, Community Planning

- Project purpose: To promote safety
- Planned for 16 Roundabouts from 11th Ave to 50th Ave
- Hills and Valleys need to be flattened in for sight distance issues
- Change 179th to four lanes
- Goal is to Optimize and preserve the investment in the transportation of traffic
- Mike Odren: Is there a road analysis about these proposed arterials?
- Eric Golemo: Assure the roads don't intersect multi-family zones
- NE 179th exit to be removed with another exit north planned
- Mike Odren: What is the nature of the wildlife corridors?
- Matt Hermen: Underpasses and refuge areas where grade allows.
- Mike Odren: Status of I-5 interchange improvements?

- Matt Hermen: Funding is available to start design in 2025 under current legislation.
- Andrew Gunther: Consideration to adjust design speeds due to urban context?
- Matt Herman: Looking at illumination to improve sight distance.
- Requesting DEAB to provide recommendations to the Council.
- Seth Halling: Consider the prohibition of commercial access to and flexibility for property owners and developers adjust locations of neighborhood circulators shown in the Atlas.
- Matt Hermen: Code provides flexibility for location of circulators, commercial access issue noted.
- Mike Odren: Representing property owners that have already had pre-apps for projects where circulators and roundabouts are shown that may not be consistent with the Atlas. What notification has been given to property owners and what flexibility is there?
- Matt Hermen: Notified property owners within 300 feet of proposed amendments. Unaware of pre-apps, forward the information so we can address it now.
- Forward concerns to Matt Hermen.
- Dan Wisner motioned to support the plan. Terry Wollam second. All members approved. Mike Odren - abstained.

Public Comments: Justin Wood: The BIA has submitted Housing Options comments, available online

Meeting adjourned: 4:35 pm

Meeting minutes prepared by Jodi Creamer

Reviewed by Brent Davis