

**Development and Engineering Advisory Board Meeting**  
**October 3, 2013**  
**2:30 – 4:30 p.m.**  
**Public Service Center**

In attendance

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

DEAB Members not in attendance: Don Hardy,

County staff: Jan Bazala, Brent Davis, Ejaz Khan, Ali Safayi, Axel Swanson

**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 September 2013 were approved and adopted.
- Reviewed Upcoming Events:
  - BOCC Work Session – Vacant Buildable Lands Inventory – Wednesday, October 9, 10:00 a.m. Odren asked who will attend work session. Because the planning department is in charge of this topic, DEAB will invite Orjiako to come to DEAB to update.
  - BOCC Work Session – Surface Mining Overlay – Wednesday, October 30, 11:15 a.m. DEAB gave the comments to Mabrey before. The Surface Mining committee is still in the process stage. DEAB is interested in surface mining overlay changes and will check with Mabrey later for update.
  - BOCC Work Session – Economic Development Action Team – Wednesday, November 13, 10:00 a.m. Devery is invited to the work session and will give the update to BOCC for CRADC and what they have done.
  - Golemo will go to Olympia for stormwater appeal.
- Correspondences: None.
- Commissioner Madore stopped by asking about impact fees, what impact fees must be paid for occupancy and whether development and traffic impact fees for certain types of commercial projects need to be paid up front. Golemo gave kudos to the county staff for reviewing the projects quicker, improving the service, and simplifying process like final plat and final site plan. Commissioner Madore said policy is changeable. What staff needs to do is ongoing efforts to improve the process.
- ADA: Formulate Subcommittee to review ADA updates (via ASCE):  
Golemo provided updates about the ADA meeting he attended. There is communication between him and ASCE. Subcommittee is formed and will schedule the meeting soon. Safayi mentioned that he received email from Dan Schafer, ASCE local chapter president, asking ADA related questions and who to contact.
- DEAB member announcements
  - Both Howsley and Golemo will be gone for the meeting on November 4<sup>th</sup>, the DEAB original scheduled meeting date. DEAB discussed to reschedule November DEAB meeting to the second week of November (November 14) instead. Safayi will follow up for the rescheduling.
  - Howsley will provide updates about stormwater appeal at the November 14<sup>th</sup> DEAB meeting.

**Fall biannual, preliminary review of code changes**

Bazala presented Fall biannual code changes. He went through 35 biannual items and following were the primary discussions:

- Rolled curb. There are pros and cons. Golemo asked about the rolled curb for private road and the difference in the road standards. Safayi gave the explanation. More discussions may be warranted.
- Stopping sight distance. Numbers for stopping sight distance in the code has changed. Khan mentioned that County is still working on driveway sight distance. Corner lot site distance issue was brought up. Safayi suggested DEAB to provide comments if they are interested.
- 3 lots verse 4 lots on shared narrow lot driveway. The county transportation code allows maximum of 3 legal lots to access a joint driveway. This requirement has been carried through several revisions of Transportation Standards. All jurisdictions have limitations on number of lots accessing shared driveways. Narrow lots provision allows 4 lots to be accessed via a joint driveway. Gaither wanted documentation of why the county requirement is 3 lots and not 4 lots. Safayi will work on it and will provide info to DEAB.
- DEAB asked whether ADU's (Accessory Dwelling Units) should be allowed with SFRs in commercial/industrial zones.
- Discussed queuing space requirements for espresso stands. There is no firm recommendation from DEAB at this point.
- Setbacks for retaining walls. There are some awkward languages in the exceptions section. Golemo talked about Stormwater setback issue. Safayi will check with Environmental Department. Golemo suggested adding "common ownership" as criteria to allow on property line prior to home constructions.
- SEPA exemption for agricultural buildings. DEAB suggested getting rid of the item requiring 200-foot setbacks for agriculture buildings over 10,000 square feet.
- Allowing gravel parking lots instead of paving. DEAB discussed to add fire access for low use, low volume layout areas.
- County posting sign for Type III projects. Eliminated the county's three-sign posting for hearing projects due to the applicants also posting.
- Walkways in Hwy 99 parking lots. Revised code will change "superior landscape plan" to "additional landscaping".
- Special standards for smaller coffee and food stands. Revised code will remove requirement to dedicate right of way. DEAB wants to clarify the County standards, also check with Health Dept. for the details.

Bazala will follow up and send email to DEAB with new updates.

**Public Comments:**

None.

Meeting adjourned at 4:25 p.m.

Meeting Minutes prepared by: Rosie Hsiao

Reviewed by: Ali Safayi

Board Adopted: November 14, 2013