

Development and Engineering Advisory Board Meeting
January 4, 2023
2:30pm - 4:00pm
Public Service Center
Meeting held by Microsoft Teams

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

Board members not in attendance: Jeff Wriston

County Staff: Megan Fletcher, Shannon Nashif, Mikaela Rankin, Oliver Orjiako, Jose Alvarez, Amy Wooten, Jennifer Reynolds, Melissa Tracy, Glen Yung, Maureen Patronaggio, Kylah Bergen, April Furth, Brent Davis, Dianna Nutt, Mark Hess

Public: Houston Aho, Jackie Lane, Noelle Lovern

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)
- Review upcoming events:
 - Public Hearings:
 - January 18th @ 6:30 pm - Planning Commission: Biannual Code Amendments
 - COUNTY COUNCIL Work Sessions:
 - January 3rd @ 9:00 am - Fire District Impact Fees Code Amendments
 - COUNTY COUNCIL Meetings:
 - January 16th @ 6:00 pm - No agenda
 - January 23rd @ 10:00 am - No agenda
 - PLANNING COMMISSION Work Sessions:
 - January 4th @ 5:30 pm - Biannual Code Amendments, Comp Plan Update, Comp Plan Allocation Process
 - DEAB MEETING:
 - February 1st @ 2:30 pm
- DEAB member announcements:
 - N/A

Election of Chair and Vice Chair

Presenters: Halling & Jones

- Sherrie Jones nominated for Chair by Mr. Odren - passed
- Ryan Wilson nominated for Vice Chair by Ms. Jones - passed

2024 Work Plan items

Presenter: Board Discussion

- Chair and Vice Chair can review and refine the list, taking into account work done in the past.
- Request to Mrs. Fletcher to reach out to the Council and ask if there are any specific items they would like DEAB to review.
- Some potential items for the list:
 - Housing options, multifamily housing options, the comp plan, zone changes, streamlining the permitting process, concurrent review, Arterial Atlas, Park Impact Fee credits
 - Assisting staff and Council on the House Bills that are passed at the state level and how to incorporate them into county code
- DEAB should propose options for code revisions to address the issues being brought up, and provide the rationale behind the proposals.
- Mid to late March would be a good time to meet with Council.
- The state is updating the Stormwater Manual.

GMA Update from Long Range Planning

Presenter: Alvarez

- Over the last few months, Community Planning has been updating the Vacant Buildable Lands Model (VBLM) with the GIS staff – rebuilding it and basing it on zoning to better estimate capacity more consistently with House Bills that have passed, HB 12.20 in particular.
- Community Planning has been sharing draft materials with cities and requesting an initial review before sharing with the public. This will lead into the next phase of the Comp Plan process.
- Recent Community Planning activity:
 - Participated in some hearings with Council on the climate change and resiliency public participation plan.
 - Contracted Parametrics to complete the climate work portion of the comp plan update.
 - Has an interlocal agreement with the cities for that work,
 - Brought on an environmental consultant to help with EIS.
 - Had a meeting with cities earlier today. Still working through some capacity issues but hope to resolve within the next week or two, and then bring it to Council in a work session.
- Housing analysis planning tool the Dept. of Commerce developed:
 - There is a new depth to allocation population to jurisdictions to come up with housing targets, then further broken down by income band.
 - Model is run based on zoning.
 - Growth is divided, percentage-wise, evenly through the jurisdictions.

- PSH stands for Permanent Supportive Housing.
- Biannual Code Update:
 - Unclear language in requirements for shared recreation space and multifamily development – refers to some space being partly private.
 - Site plan review exemption for duplexes and triplexes – specific review standards for those and quadplexes will be included in housing options phase II conversations.
- Process improvement with Director April Furth
 - Private landscaping requirements
 - Submitting a photo of the tree with the tag visible for validation
 - Not needing the landscaping cert until the 22 month mark if validation is provided
 - The Certificate of Occupancy can be issued with this validation

Public Comment

- N/A

Meeting adjourned: 4:00 pm

Meeting minutes prepared by: Diana Schotanus

Reviewed by: Megan Fletcher