

**Development and Engineering Advisory Board Meeting**  
**September 2, 2021**  
**2:30pm - 4:30pm**  
**Public Service Center**  
**Meeting held by Microsoft Teams**

**Board members in attendance:** Eric Golemo, Andrew Gunther, Seth Halling, Jaime Howley, Mike Odren, Don Russo, Jeff Wriston

**Board members not in attendance:** Terry Wollman, Nick Flagg, Dan Wisner, Sherri Jones

**County Staff:** April Furth, Shannon Nashif, Dianna Nutt, Oliver Orjiako, Greg Shafer, Rod Swanson, Melissa Tracy, Jose Alvarez, Brent Davis, Rob Klung, Ali Safayi, Jacqui Kamp, Susan Ellinger, Jenna Kay

**Public:** 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)
- Review upcoming events: COUNTY COUNCIL Work Sessions every Wednesday; COUNTY COUNCIL hearings first and third Tuesdays
  - Shafer: Council Hearings on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays are continuing to be virtual; September meetings as listed on the agenda.
  - Shafer: Planning Commission; September meetings as listed on agenda.
- DEAB member announcement:
  - Follow up on cottage housing from last meeting; Brent sent out email with clarification on it. Summary on counting garage area with gross floor area: Gross floor area title 40 concluded no room for management decision to interpret that provision in any other way including garage area with gross floor area calculation. There may be room/need for a code amendment on this, during the next round of code updates if/when that happens, which would include Council review/approval. DEAB could send a letter of support then.

**Housing Project/Options**

*Presentation: Kamp, Kay*

- The housing plan of strategies was developed by guidance/feedback from the advisory group and the public. They had 5 objectives that they came up with.
  - 1. Encourage housing development that meets the needs of middle-income households who are not being served in the current market.
  - 2. Develop strategies to support the development of housing that is affordable to low, very low, and extremely low-income households.

- 3. Encourage diversity in housing types and tenure (rental/ownership), including expanding middle housing options and increasing multifamily feasibility.
  - 4. Encourage the creation of a broad range of housing sizes to match the needs/types of households (families singles, students, older adult, disabled, or other unique population groups), with a focus on 1-2-person households not being served in the current housing market.
  - 5. Guide development of diverse housing options to areas with access to transportation corridors and transit, commercial service, schools, and parks, and conversely development of those same amenities in areas where more housing has been added.
- The project team started with framework developed by Washington State Department of Commerce and refined it to meet the needs of the County. Utilized some existing framework that a lot of jurisdictions are using.
- The Advisors group is currently looking at
  - A. Expand Zoning permission for housing development
  - B. Modify Existing Regulatory tools
  - C. Process improvements
  - D. Affordable housing incentives
  - E. Funding options
  - F. Other strategies
  - G. Displacement strategies
- They are looking at these proposed steps with DEAB. Submit comments/feedback to advisory group prior to development of draft recommendations. Advisory board is meeting at the end of October.  
Participate in a focus group to review the project advisory group's draft recommendation.
- Project website is [www.clrk.gov/housingoptins](http://www.clrk.gov/housingoptins) for anyone who wants to check it out.

## State's Electric Vehicle Requirement

### *Presentation: Odren*

- Electric Vehicles requirements include 5% of parking needs to be reserved for future electric charging stations. State has recently updated that to 10%.
- Under the older WAC, the stations themselves didn't need to be installed but the infrastructure, wire chasing, and the correct sizing of the electrical panels needed to be sized appropriately for the installation of the future charging stations when they are mandated by the state. The old language verses the new language; there isn't a whole lot of difference.
- The current WAC talks about the electric vehicle infrastructure including the electric vehicle charging stations required to serve the parking spaces.
- County staff interpretation is that they need to be installed. Developers haven't heard anything from the building department or of any jurisdiction that it's required to have them installed. Other jurisdictions have not required the stations themselves, but the infrastructure needs to be installed. And they need to identify these on the site plans for future installment.

- The RCW talks about the electric vehicle, which is more specific, but doesn't say it's required to have them installed.
- Building department is requiring the electrical charging stations to be installed not just the infrastructure. Request Building Department to attend next DEAB for discussion and follow up.

**Public Comments:** None

**Meeting adjourned:** 4:20 pm

Meeting minutes prepared by Shannon Nashif

Reviewed by Greg Shafer