

DEAB

September 1, 2023

Overview of 2023 Biannual Code Update Proposals

Title 40

1. 40.100.070. Definitions
 - a. Adult Family Home; update for consistency with state law.
 - b. Isolated Wetlands; exclude wetlands in Shoreline per Ecology comment on SMP amendments adopted in March 2023 (amended 3/7/23, pending effective date).
2. 40.260.250. Wireless Communications Facilities; amendments to ensure consistency with federal rules prohibiting local jurisdictions from denying certain types of modifications to existing wireless facilities.
3. 40.350.030 Street and Road Standards
 - a. 40.350.030.B.4.b.3 Scrivener's error.
 - b. 40.350.030.B.5.c. Clarify that the deferral of frontage improvements applies to developments that create multiple lots of more than 1 acre in the urban zone.
 - c. 40.350.030.B.8. Correct specific code changes that were made in error at the last biannual code update and revert back to the original code language.
4. 40.445 Wetlands and Fish and Wildlife Conservation Areas (adopted 3/7/23, pending effective date)
 - a. 40.445.030.C.1.b. Scrivener's errors.
 - b. 40.445.030.C.2.a Scrivener's errors.
 - c. 40.445.030.C.3.c Scrivener's error.
 - d. 40.445.080.K.2. Scrivener's error.
5. 40.510. Procedures; increase public notice radii; Urban from 300 to 500 ft. and Rural from 500 to 1000 ft.
 - a. 40.5.0.020.E.2.a(3) Type II Process
 - b. 40.5.0.030.E.3.a(3) Type III Process
 - c. 40.5.0.040.E.1.b(4) Type IV Process
6. 40.510.020.A.2.a(3). Type II Procedure; require a pre-app for Major Home Businesses.
7. 40.520.040.B. Site Plan Review
 - a. 40.520.040.B.2.f. Revise SEPA reference for storage tanks to be consistent with WAC.
 - b. 40.520.040.B.4.b. Clarification of Site Plan exemption for duplexes and triplexes.
 - c. 40.520.040.F.1. Final Site Plan/Final Construction Plan Review; clarify how construction plan approval for site plans is provided.

8. 40.540.080. Construction of Required Improvements; clarify how construction plan approval for subdivisions and short plats is provided.
 - a. 40.540.080.A. Construction Plans.
 - b. 40.540.080.B.2. Construction Prior to Final Plat Approval Bonds
9. 40.550.010. Road Modification; correct specific code changes that were made in error at the last biannual code update and revert back to the original code language.
 - a. 40.550.010.B.1.b
 - b. 40.550.010.B.2.b
10. 40.610.045.D.1. Impact Fee Deferral; clarification of responsibility for payment of recoding fees

Other Titles

1. 14.06.101.2. Building Code exceptions from Scope; remove exception for ag structures for consistency with State Building Code Council.
2. 15.12.907. Fire Code; remove security key box requirements that are not enforced.