

RESOLUTION NO. 338

A RESOLUTION OF THE WOODINVILLE CITY COUNCIL ADOPTING ADDITIONAL FINDINGS IN SUPPORT OF ORDINANCE 431; APPROVING THE WORK PLAN, SCHEDULE, AND BUDGET FOR SUPPLEMENTAL WORK ON THE R-1 SUSTAINABLE DEVELOPMENT STUDY; AND SUPPORTING CONTINUANCE OF THE INTERIM REGULATIONS FOR THE R-1 ZONE ESTABLISHED BY ORDINANCE 431.

WHEREAS, on March 12, 2007, after extensive research, analysis, public testimony, and discussion, the Woodinville City Council adopted Ordinance 431, an interim ordinance amending Chapter 21.04 of the Woodinville Municipal Code (WMC) temporarily removing a restriction on development with densities less than four dwelling units per acre within the City's Low Density Residential Zones; and

WHEREAS, in accordance with RCW 36.70A.390; RCW 35A.63.220; and Ordinance 431, Section 3; the City Council will conduct a public hearing within 60 days after adoption of the interim regulation for the purpose of receiving public testimony regarding interim Ordinance 431; and

WHEREAS, Ordinance 431 contained numerous findings in support of temporarily establishing interim regulations for the Low Density Residential Zones while supplemental information is compiled and analyzed so that a final informed decision regarding densities in the Low Density Residential Zone can be made; and

WHEREAS, Ordinance 431 establishes interim regulations that expire within six months after adoption unless extended by City Council action; and

WHEREAS, City staff will work with its consultants and Citizen Advisory Panel to prepare the necessary supplemental information to make a final informed decision regarding densities in the Low Density Residential Zone within the six-month duration of the interim regulation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Adoption of Findings. Ordinance 431, including its findings, is incorporated and made part of this Resolution as Exhibit A.

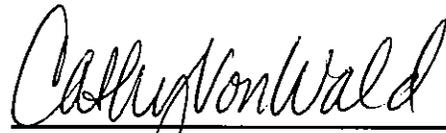
Additionally, the following findings are adopted and shall supplement the findings included in Ordinance 431:

1. On March 26, 2007 the Citizen Advisory Panel (CAP) met with city staff and consultants to discuss the information needed to supplement the February 20, 2007 Sustainable Development Study for the R-1 Zone.
2. On April 9, 2007, the City Council reviewed the preliminary work plan and schedule for the supplemental work and expressed concern about the shortness of schedule and financial impact of undertaking the preliminary work plan identified by the CAP. The City Council asked City staff and special counsel to work with the CAP to prioritize and refine the preliminary work plan.
3. On April 11, 2007, the CAP met with City staff, consultants, and special counsel, revised the scope and depth of the preliminary work plan, and prioritized tasks.
4. On May 7, 2007, the Woodinville City Council held a public hearing about Ordinance 431, within 60 days of its adoption.
5. On May 7, 2007, the revised work plan, schedule, and budget were presented to the Woodinville City Council during a public hearing regarding interim Ordinance 431.
6. The revised work plan includes two phases of work. Phase 2a includes work that will provide the data necessary to make a final decision on the appropriate densities in the Low Density Residential Zone and any code amendments that may be needed to replace Ordinance No. 431 (interim regulations) which expires on September 11, 2007. Phase 2b includes work which cannot be accomplished by September 11, 2007 or which is considered less essential to making a final decision on densities in the Low Density Residential Zone.
7. The proposed work plan for Phase 2a provides a schedule to accomplish the necessary work before the expiration of Ordinance 431.

Section 2. Approval of Work Plan, Budget, and Schedule. The proposed work plan and budget (see Exhibit B), and schedule (see Staff Report) for Phase 2a are approved. The City Manager is hereby authorized and directed to take actions necessary to implement the Council's direction regarding this matter, including but not limited to expending funds, retaining consultants or contractors, and executing agreements. The City Manager is also directed to return with the necessary actions to adjust the Adopted Budget to accommodate these actions.

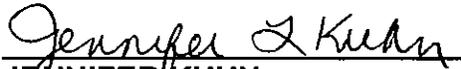
Section 3. Ordinance 431 to Remain in Effect. It is still necessary for Ordinance 431 to remain in effect to provide time to prepare the supplemental information to the February 20, 2007 Sustainable Development Study for R-1. Allowing Ordinance 431 to remain in effect provides additional time to study the supplemental information and provides adequate protection for the environment and affected properties.

RESOLVED this 7th day of May 2007.



CATHY VONWALD, MAYOR

ATTEST/AUTHENTICATED:



**JENNIFER KUHN
CITY CLERK/CMC**

ORDINANCE NO. 431

AN INTERIM ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON AMENDING CHAPTER 21.04 WMC; TEMPORARILY REMOVING A RESTRICTION ON DEVELOPMENT WITH DENSITIES LESS THAN FOUR DWELLING UNITS PER ACRE WITHIN THE CITY'S LOW DENSITY RESIDENTIAL ZONES; ADOPTING PRELIMINARY FINDINGS IN SUPPORT OF SAID AMENDMENT; SCHEDULING A PUBLIC HEARING DATE; PROVIDING FOR SEVERABILITY; DECLARING A PUBLIC EMERGENCY; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of Woodinville is required to develop and adopt development regulations implementing its Comprehensive Plan; and

WHEREAS, RCW 36.70A.130(1) requires that the City of Woodinville, a "fully planning" city within King County shall update its Comprehensive Plan and development regulations, as necessary, to reflect local needs, new data, and current laws; and

WHEREAS, the Woodinville City Council has determined that a certain amendment is necessary to keep the Zoning Code updated and to accommodate the needs of its citizens; and

WHEREAS, the Woodinville City Council has reviewed the amendment contained in this ordinance and finds that the amendment meet the required criteria in Ordinance No. 172 and WMC 21.46.030; and

WHEREAS, public hearings concerning the substance of this ordinance were held by the City of Woodinville Planning Commission on January 31, 2007 and February 14, 2007, and by the City of Woodinville City Council on March 5, 2007;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts the following preliminary findings in support of this interim ordinance, together with the recitals expressed herein.

1. Among the considerations which come to bear on sustainable development are the City's GMA duty to accommodate urban growth while protecting critical area "function and values", as well as considerations relating to such factors as protection of anadromous fisheries, adequate and diverse housing alternatives, availability of urban services and infrastructure, preservation of the character and vitality of existing neighborhoods, and considerations relating to jobs and economic development.

2. Environmental functions and values of critical areas have become more recognized in recent years largely as a result of local jurisdictions' work on their critical area regulations utilizing GMA-mandated "best available science".
3. The GMA itself is silent on what numeric value constitutes "urban density". However, over time, case decisions by Growth Hearings Boards established a minimum figure of four units per acre as meeting the threshold of urban density. This figure has been referred to as the "bright line" threshold.
4. Recently, some jurisdictions (for example, Bothell and Normandy Park) have faced and survived challenges from public policy advocacy or development groups which complained that their plans did not meet the four dwelling unit per acre urban density bright line threshold even though the plans over-all accommodated the jurisdictions' growth allocations. A Washington Supreme Court decision has also held that interpreting minimum density "bright lines" into the language of the GMA was beyond the authority of the Growth Management Hearings Boards and was inconsistent with the deference which local government's decisions must be accorded under the GMA. However, at least one Plan (Normandy Park's) has been appealed to the Washington Supreme Court and the extent of flexibility and deference to which jurisdictions are entitled under the GMA has yet to be finally determined.
5. Central Puget Sound Growth Management Hearings Board rulings generally uphold "lower" residential densities supported through studies applying the "Litowitz v. Federal Way" factors, named for a decision by the Board setting a standard for when lower densities would be acceptable as a means of maintaining the integrity of environmental resources. Even in such cases, however, the jurisdiction in question was still required to meet its growth allocations in some way, and the exemption on density for critical area protection did not reduce the jurisdiction's overall allocation numbers.
6. In a "Litowitz Test" study, lower development densities are justified if the area in question meets a three-part test. The critical area must be shown to: (1) be large in scope; (2) have complex structure and function, and (3) have high (environmental value) rank order.
7. Consultants for the City of Woodinville have performed "Litowitz" studies to evaluate the level of resource sensitivity and potential impact from development and to provide data useful in determining appropriate development density.
8. The GMA also recognizes other factors as relevant in planning. For example, Comprehensive Plan's housing element, among other things, ensures "the vitality and character of established residential neighborhoods". RCW 36.70A.070(2).
9. Staff has prepared a study of the existing neighborhoods in the R-1 area and therein found that several neighborhoods' housing stock, character, and vitality would best be preserved by lower density zoning.
10. The City contains a surplus supply of buildable lands to accommodate the 20-year housing and population projection required by the GMA.
11. The Planning Commission is responsible for review of issues and formulating recommendations concerning growth, land use, transportation, community infrastructure,

preservation of environmental quality, preservation of neighborhood character and developing policy for those and other land use issues.

12. Any amendment to either the City's Comprehensive Plan or regulatory code requires approval of an ordinance by City Council.
13. The Planning Commission held a public hearing on January 31st and February 14th regarding the Sustainable Development Study and proposed amendments to Comprehensive Plan goals and policies as well as amendments to the Zoning Code. They deliberated at the close of the public hearing and the Planning Commission recommended the City Council retain the existing R-1 zoning and amend WMC 21.04.080(1)(a) to remove the restriction of development with densities less than four dwelling units per acre based on the following reasoning and findings:
 - a. The City contains excess capacity in its residentially zoned areas to accommodate the GMA housing allocation out to the year 2022, the current twenty year planning horizon.
 - b. Adding significantly to the City's housing capacity is the recently approved mixed-use and multi-family projects in the downtown area and in the Tourist District. Two projects alone account for over 700 new housing units. These and other projects in the planning stages are serving to implement the City's long standing goal to develop pedestrian-oriented development in and around the commercial areas of the City that accommodate over 3 dozen wineries. The City is at a delicate tipping point in its Downtown/Little Bear Creek Master Plan, Economic Development Plan, and Sustainable Development Plan, particularly with respect to carefully planned growth in higher residential areas that require mixed retail/residential developments to be successful. Sudden increase in development away from this targeted core area could effectively "cannibalize" some of this nascent residential growth where it is needed most.
 - c. Changing the R-1 area to R-4 is counter to the City's economic and residential growth plans to encourage housing in the downtown where people can live in proximity to work opportunities, shopping, mass transit and other services, which not only supports the local economy, but also reduces vehicle trips.
 - d. An R-4 rezone of the subject area would likely have a negative effect on the City's resources in context of the capital improvement plans, particularly in regards to addressing traffic and acknowledging single-family development that does not provide sufficient tax revenue to support required municipal services.
 - e. An R-4 up-zone to a large area of the City could have a negative impact on the City's image and sense of unique identity, recognized since its incorporation as a Woodland Character community (Comprehensive Plan Goals LU-1, CD-2)
 - f. In the central portion of the R-1 area, identified in the Study (Attachment A), the Lake Leota Basin constitutes approximately 50% of the total R-1 area and feeds into Cold Creek and the Bear Creek Drainage Basin, the region's most significant salmon spawning habitat area. These two important natural resources are large in scope, complex in structure and function, and of high rank order and thus, the

interconnecting system qualifies under the "Litowitz Test" for low-density (less than R-4) zoning.

- g. The Sustainable Development Study and public hearing testimony indicate possible negative impacts to other elements of the natural environment if R-4 zoning were put into place. Greater development could affect geologic hazards, and an extensive Critical Aquifer Recharge Area and Lake Leota.
 - h. The City is doing an effective job of balancing the competing GMA goals related to accommodating growth and environmental protection by exceeding the GMA job allocation; providing a wide variety of housing, including a national award winning affordable housing project (Greenbrier); and protecting the environment through an updated critical areas regulations based on Best Available Science, as well as participation in and support of such programs as WRIA 8 Salmon Task Force, Sammamish ReLeaf, Salmon Watchers, Wetland Restoration Monitoring and Tree City USA (10 Year Award).
 - i. The City limits are co-terminus with the Seattle Metropolitan Urban Growth Area Boundary with no potential annexation areas left for the City to grow into after 2022. The R-1 area with proper development regulations, such as shadow platting can serve as a tool for future growth beyond 2022.
14. The City Council held a study session on February 26, 2007 to review and discuss the Sustainable Development Study and the Planning Commission recommendations.
 15. The City Council held a public hearing on March 5, 2007 to receive and consider public testimony regarding proposed Zoning Code Amendment as contained in Ordinance No. 431, the Sustainable Development Study and the Planning Commission recommendation to retain the current R-1 zoning in the City.
 16. The entire R-1 zoning district is currently subject to a comprehensive building and land use moratorium that was imposed in order to preserve the status quo during the pendency of the Sustainable Development Study. The moratorium was originally enacted on March 20, 2006, was renewed for an additional six month period commencing September 20, 2006, and is scheduled to expire on March 20, 2007.
 17. Allowing the moratorium to expire before the City's new regulations take effect would pose a serious threat to the public health, safety, welfare and local environment by potentially enabling developers to obtain vested development rights inconsistent with the City's new regulations. The accrual of any such vested rights would irreparably frustrate the City's long-term planning efforts with respect to the Sustainable Development Study.
 18. Additional time is necessary to thoroughly review the zoning code amendments recommended by the Planning Commission, and to conduct further analysis regarding appropriate permanent changes to the City's existing development regulations.
 19. The Council is concerned about the legal and practical implications of renewing the current moratorium, and desires instead to adopt the Planning Commission's recommended zoning code amendments as interim regulations that will temporarily govern development within the R-1 zoning district until such time as permanent amendments are enacted.

20. The City Council fully expects and intends to adopt the permanent zoning amendments arising from the Sustainable Development Study within the six month effective period of this ordinance.
21. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City is authorized to adopt interim zoning regulations.
22. A public emergency exists requiring this ordinance to take effect immediately upon passage by the City Council.

Section 2. Interim amendment to Section 21.04.080, Residential zones, of the Woodinville Municipal Code is hereby amended to read as set forth below.
Deleted text is shown by strikethrough.

21.04.080 Residential zones.

- (1) The purpose of the urban residential zones (R) is to implement Comprehensive Plan Goals and Policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:
 - (a) Providing, in the low density zones (R-1 through R-4), for predominantly single-family detached dwelling units. Other development types, such as duplexes and accessory units, are allowed under special circumstances. ~~Developments with densities less than R-4 are allowed only if adequate services cannot be provided;~~
 - (b) Providing, in the moderate density zones (R-5 through R-8), for a mix of predominantly single-family attached and detached dwelling units. Other development types, such as apartments, duplexes, and townhomes would be allowed so long as they contribute to Woodinville's small town atmosphere as articulated in the vision statement found in the City's Comprehensive Plan and conform to all applicable regulations;
 - (c) Providing, in the medium density zones (R-9 through R-18), for duplexes, multi-family apartments, and townhomes, at densities supportive of transit and providing a transition to lower density areas; and
 - (d) Providing, in the high density zones (R-19 through R-48), for the highest residential densities, consisting of duplexes, multi-story apartments. Developments have access to transit, pedestrian and nearby commercial facilities, and provide a transition to high intensity commercial uses.
- (2) Use of this zone is appropriate in residential areas designated by the Comprehensive Plan as follows:
 - (a) The R-1 zone on or adjacent to lands with area-wide environmental constraints, or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities;
 - (b) The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and

- (c) The R-12 through R-48 zones in appropriate areas, of the City that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

Section 3. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council will conduct a public hearing for the purpose of receiving public testimony regarding this interim ordinance. The City Clerk is authorized and directed to schedule said public hearing for a City Council meeting held within the next 60 days. The City Clerk is hereby authorized and directed to provide public notice of said hearing in accordance with applicable City standards and procedures. The City Council may in its discretion adopt additional findings in support of this interim ordinance at the conclusion of the public hearing.

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance. Provided, however, that if any section, sentence, clause, or phrase of this Ordinance, or any change in a land use designation is held to be invalid by a court of competent jurisdiction, or by the Growth Management Hearings Board, then the section, sentence, clause, phrase, or land use designation in effect prior to the effective date of this ordinance, shall be in full force and effect for that invalidated section, sentence, clause, phrase, or land use designation, as if this ordinance had never been adopted.

Section 5. Copy to CTED. The City Clerk is directed to send a copy of this ordinance to the State Department of Community, Trade, and Economic Development for its files within ten (10) days after adoption of this Ordinance.

Section 6. Effective Date; Sunset. Based upon the recitals and findings set forth above, the City Council hereby declares a public emergency requiring this ordinance to take effect immediately; PROVIDED, that the interim zoning code amendment imposed pursuant to Section 2 hereof shall take effect on March 21, 2007, immediately following the scheduled expiration of the land use and building moratorium originally adopted by Ordinance No. 419 and renewed by Ordinance No. 427. Subject to the foregoing, this ordinance shall be in full force and effect immediately upon adoption, and shall remain effective for a period of six months unless terminated earlier or subsequently extended by the City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 12th DAY OF MARCH 2007.

Cathy VonWald, Mayor

ATTEST/AUTHENTICATED:

Jennifer Kuhn
City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
J. Zachary Lell
City Attorney

PASSED BY THE CITY COUNCIL: 3-12-2007
PUBLISHED: 3-19-2007
EFFECTIVE DATE: 3-12-2007
ORDINANCE NO. 431

Sustainable Development Study Phase 2 Work Plan - Summary

Goals to Complete Sustainable Development Study <i>(see attachments for detailed tasks)</i>	Estimated Costs Phase 2a	Estimated Costs Phase 2b	Consultants/ Comments
1. Transportation	\$25,000	\$329,441	Perteet
Goal 1 Identify transportation impacts caused by increased density and development outside of city	\$25,000		
Goal 2 Identify transportation improvements needed to mitigate increased density (combined with outside city development)		\$155,076	
Goal 3 Identify impacts caused by increased density and outside city development on non-motorized systems		\$15,385	
Goal 4 Identify transportation system costs to mitigate increased density impacts on roadway systems		\$108,246	
Goal 5 Assist in Low Impacts Development Standards		\$8,364	
Goal 6 Assist in Development Standards		\$22,000	
Goal 7 Evaluate Safety		\$10,000	
Goal 8 Develop a Transportation Report		\$10,370	
2. Hydrology	\$48,820	\$272,000	
Surface Water Goal 1a Determine areas contributing cold clear water to important ecological systems (Bear Creek, Little Bear Creek); Review current status of Bear Creek Basin special protection measures. Goal 1b Identify impacts of increased density on storm systems Goal 2b Develop storm system improvement development plan with costs Goal 3b Develop water quality protection plan and compare at lower and higher densities (The above includes Review Basin areas around Lake Leota; coordinate with surface water management plan; further evaluate Low Impact Development; evaluate if flows to Bear Creek could meet a refined "Litowitz" test; Review Bob Harmon data)	\$15,000	\$272,000	OTAK
Goal 4 Identify LID Guidelines	\$1,320		Perteet
Groundwater Goal 1a Update/Improve groundwater flow map. Identify impacts of increasing development density City time meetings, coordination, review, etc	\$30,000 \$2,500		Golder Cost Options Right-of-Entry prob.

Sustainable Development Study Phase 2 Work Plan – Summary (continued)

Goals to Complete Sustainable Development Study (see attachments for detailed tasks)	Estimated Costs Phase 2a	Estimated Costs Phase 2b	Consultants/ Comments
3. Geotechnical	\$14,000		Golder
Goal 1 Review and update landslide hazard areas Goal 2 Evaluate active faults and impacts associated with increased density Goal 3 Coordinate with CAP	\$14,000		Right-of-Entry possible problem
4. Other Critical Areas Information	\$30,420	\$0	Jones & Stokes
Goal 1 Identify additional wetlands and impacts from increased density	\$15,710		J&S (review by Steward & Assoc.)
Goal 2 Identify any wildlife corridors and impacts from increased density	\$14,710		Right-of-Entry possible problem
5. Neighborhood Character & Land Use	\$90,940	\$0	Jones & Stokes
Goal 1 Identify and evaluate CC&R's	\$17,800		
Goal 2 Review & strengthen Neighborhood Character report	\$24,220		
Goal 3 Re-evaluate residential zones in WMC	\$4,620		
Goal 4 Prepare Documents, assist staff and CAP	\$27,295		
Goal 5 Prepare Buildable Lands Data and Report	\$3,170		
Goal 6 Evaluate City's Affordable Housing	\$4,075		
Goal 7 Evaluate Transfer of Density Credits/Development Rights	\$9,760		
6. Other	\$3,282	\$6,100	
Goal 1 Request Health Department assist city with knowledge about alternative septic systems	\$2,000		
Goal 2 Administrative Expenses	\$1,282	\$6,100	
GRAND TOTALS	\$212,462	\$607,541	\$820,003

1. Transportation

Sustainable Development Study

March-September 2007
Prepared by Perteet, City, Roger Mason
Revision: 30 March 2007

The community, CAP, and decision makers need additional information to understand the following:

1. Existing area-wide constraints and deficiencies related to the transportation system in the R-1 area.
2. Traffic related information to understand how re-zone scenarios affect capacity, safety and operations of existing arterials and local access roads within the R-1 area.
3. Review and consider impacts (environmental, right-of-way, and budget) of potential improvements required to address traffic capacity, safety and operations.
4. Major issues or fatal flaws resulting from potential transportation/traffic improvements that would be needed to accommodate higher densities.
5. Additional thoughts: The SDS scope outline defines a future year of 2022. Although it would be more efficient/timely to use the same 2030 forecast year (consistent with PSRC regional models), staying consistent with the previous analysis (a 2022 forecast year) be achieved by developing an interim 2022 forecast year for the SDS by interpolating between the 2007 and the new 2030 land use forecasts.

Goal 1. Identify transportation impacts on arterial and collector roadways from increased density and outside city development...

- Task 1. Conduct an origin-destination survey on main arterial and collector roads during PM peak hour
- Task 2 Evaluate data and provide analysis of through trips in R-1 study area
- Task 3. Incorporation information into traffic model for future calibration during concurrency model development

Goal 2. Identify transportation improvements needed to mitigate increased density (combined with outside city development)

- Task 1. Presentations and interface with CAP on transportation data collection, modeling methods of analysis, review of results. Develop foundation to understand results.
- Task 2. Acceptance of assumption used in transportation modeling (e.g. growth rate, standards, historical data)
- Task 3. Projection of development/redevelopment of the R-1 zone to R-4 through 2028 (or appropriate period consistent with other forecast data)
- Task 4. Projection of development in Snohomish County that will impact the R-1 zone
- Task 5. Projection of development in King County that will impact the R-1 zone
- Task 6. Develop baseline traffic conditions for 2008(or appropriate period consistent with other forecast data) .
 - Sub 1. Turn movement counts at key arterial and collector intersections (W-D/156th Ave, W-D/167th Ave, W-D/168th Ave, 164th Ave/175th St, 173rd St/152nd Pl, NE W-D/W-D)
 - Sub 2. Turn movement counts at 6 key local/arterial intersections (195th St/156th Ave, 198th St/156th Ave, 202nd St/156th Ave, 152nd Ave/W-D, 154th Ave/W-D, 160th Ave/W-D)

- Sub 3. Traffic tube counts along at 10 locations on arterial and collector system roads (W-D east of 156th Ave, W-D west of 156th Ave, W-D east of 168th Ave, 156th Ave south of 188th Pl, 156th Ave south of City Limit, 168th Ave north of W-D, 167th south of W-D, 164th Ave south of 180th St, 175th St west of 164th Ave, 171st St east of 143rd Pl.)
- Sub 4. Identify any trip generations impacts from adjoining regions in both King and Snohomish County
- Sub 5. Perform Level of Service (LOS) analysis on all intersections identified under Sub 1 and Sub 2.
- Task 7. Project traffic conditions for 2028 (or appropriate period consistent with other forecast data)
 - Sub 1. Develop assumptions and get approval from City of Woodinville
 - Sub 2. Project regional traffic generation on roadway system (show new and accumulative trips on arterial and collector system)
 - Sub 3. Project local traffic generation (show new and accumulative trips on arterial and collector system)
 - Sub 4. Analysis of LOS at identified intersections under current road configuration (Task 4 sub 1 & 2)
 - Sub 5. Identify needed system improvements on identified intersections exceeding LOS E
 - Sub 6. Analysis on W-D with a three lane and five lane standard including intersections
 - Sub 7. Analysis of 156th Avenue with a three lane standard including intersections
 - Sub 8. Identify needed system improvements on other arterial and collector roadway segments exceeding ADT capacity under current industrial standards for urban roadways
 - Sub 9. Analysis of potential for future road connections to improve circulation in R-1 zone
 - Sub 10. Provide system map ADT, LOS, turn movement for current and 2028
- Goal 3. Identify impacts caused by increased density and outside city development on non-motorized systems
 - Task 1. Identify school pedestrian and bike travel routes
 - Task 2. Identify existing non-motorized system for pedestrian and bikes entire R-1 zone area
 - Task 3. Review City's Non-motorized plan and perform needs review in field
 - Task 4. Identify non-motorized system needs with recommended priority list
- Goal 4. Identify transportation system costs to mitigate increased density impacts on roadway systems
 - Task 1. Perform field review of existing edge conditions for arterial and collector road system to include photos of key areas of design concerns (ie: steep slopes, fill/cut sections, large trees, location of homes and structures)

- Task 2. Provide engineering cost opinion (in Excel format), including anticipated property takes and impacts, storm water system including detention/WQ, street lighting, associated PS&E, construction, and 20% contingency, for:
- Sub 1. W-D from 156th Ave to east City limit with three lane cross section using existing standards
 - Sub 2. W-D from 156th Ave to east City limit with five lane cross section using existing standards
 - Sub 3. W-D from 156th Ave to east City limit with three lane cross section using a modified standard (to be provided by City)
 - Sub 4. W-D from 156th Ave to east City limit with five lane cross section using a modified standard (to be provided by City)
 - Sub 5. W-D west of 156th Ave to match into existing five lane section with five lane cross section using existing standards
 - Sub 6. W-D west of 156th Ave to match into existing five lane section with five lane modified standard cross section (developed by consultant to have minimum impact)
 - Sub 7. 156th Ave from W-D to north City limit with three lane cross section using existing standards
 - Sub 8. 156th Ave from W-D to north City limit with three lane cross section using a modified standard (to be provided by City)
 - Sub 9. 168th Ave north of W-D to NE 195th with three lane cross section using a modified standard (to be provided by City)
 - Sub 10. 167th from W-D 164th Ave with three lane cross section using a modified standard (to be provided by City)
 - Sub 11. 164th Ave from 180th St to south City limit with three lane cross section using a modified standard (to be provided by City)
 - Sub 12. 175th St west of 164th Ave to 143rd Pl. with three lane cross section using a modified standard (to be provided by City)

Goal 5. Assist in development of Low Impact Development Standards

- Task 1. Review existing standards
- Task 2. Provide recommendation of improvements to existing standards to address LID for short and long term
- Task 3. Recommendation of LID improvement to incorporate into arterial and collector standards

Goal 6. Assist in development of Standards

- Task 1. Review existing standards
- Task 2. Provide recommendation of improvements to existing standards

Goal 7. Evaluate safety (pedestrian and vehicular), including during inclement weather

Goal 8. Develop a Transportation Report

- Task 1. Summarize findings
- Task 2. Diagram maps of existing and 2028 traffic volumes, LOS, and turn movements

- Task 3. Diagram map showing existing and 2028 roadway deficiencies
- Task 4. Diagram map showing existing pedestrian & bike travel, existing deficiencies.
- Task 5. Diagram map showing capital need for road improvements
- Task 6. Diagram map showing capital need for non-motorized improvement
- Task 7. Provide an aerial map for each cost estimate identifying edge conditions, estimate property takes, anticipate impact areas to structures and significant trees (16 inch dia. or larger)
- Task 8. Item level cost opinions
- Task 9. Provide standard plans used in report
- Task 10. Document study material
- Task 11. Identify transportation funding alternatives
- Task 12. Provide CIP timeline

Hydrology:

2a. Surface Water

Goal 1. Determine areas contributing cold clear water to important ecological systems (Bear Creek, Little Bear Creek); Review current status of Bear Creek Basin in King County for special protection measures used by King County).

Task 1. Determine basin flows and test temperatures for cold clear water contributions

Task 2. Determine if results contribute to "Litowitz test)

2b. Surface Water

Goal 1. Identify impacts of increased density on storm systems

Task 1. Projection of development/redevelopment of the R-1 zone to R-4 through 2022

Task 2. Projection of development outside of City that will impact surface water flows for R-1 zone *[Assume a maximum buildout, with outside agency future land use. Buildout is expected to be in full compliance with current regulations (ie Detention, Water Quality, Conveyance). Include system inventory at boundaries and delineating basins.]*

Task 3. Develop baseline capacity of existing conditions

Sub 1. Inventory of existing system

Sub 2. Identify sub-basin areas

Sub 3. Perform hydrologic analysis, develop existing and 2022 flows

Sub 4. Model system for existing capacity *[Update model.]*

Sub 5. Identify deficiencies

Task 4. Model 2022 capacity need for R-1 and R-4 in 2022

Goal 2. Develop storm system improvement Plan with costs (include property acquisition and annual maintenance)

Task 1. Improvement plan for R-1 at 2022 to include regional storm detention and water quality facilities

Task 2. Improvement plan for R-4 at 2022 to include regional storm detention/water quality systems

Task 3. Perform comparative matrix between R-1 and R-4 plan

Goal 3. Develop Water Quality protection plan

Task 1. Lake Leota

Task 2. Little Bear Creek

Task 3. Bear Creek

Task 4. Cottage Lake

Task 5. General education

Groundwater

For Sustainable Development

Prepared by David Findley

Golder & Associates

March 29, 2007

Revised by City of Woodinville

April 15, 2007

Purpose : Update and improve groundwater flow map in R-1 Report to confirm groundwater flow directions and relationships between regional flow, Lake Leota, Cold Creek Springs, and hillside discharges.

Approach : Phased tasks to manage cost and fill data gaps incrementally.

Phase 2a -- groundwater

Goal 1. Update/Improve groundwater flow map. Identify impacts of increasing development density

Task 1 : Well Inventory and Topographic Control

Field locate and obtain access to as many of the following wells as possible:

From King County Database

1. Vannoy
2. Larson
3. Searight
4. Lisheness
5. Drennan
6. Kirvans
7. Wright
8. Cottage Lake
9. Mack
10. Kaplan

11. Rojers
12. Neisenuimer
13. Doughty
14. Woodinville Water
15. Woodinville

Additional Wells in WDOE Database

1. Hoflin
2. Nason
3. Schnoebelen
4. Brady
5. Hanawalt

Field GPS location/elevation, combined with LIDAR for location and elevations of Lake Leota, Cold Creek Springs and selected wells. Cost also assumes City can provide raw LIDAR data to extract elevations. Assumes preparation of a short memo with a list of wells visited and suggested monitoring approach.

Task 2 : One time measurement of Water Levels

Measure water levels one time by combination of manual and automated water level monitoring depending on well construction and landowner access. Include visual observation/documentation of seepage along hillside. Depends on how many wells can be accessed. Cost assumes City purchases two transducers. Assumes no modifications are necessary to obtain water levels.

Task 3. Evaluate data and prepare memo addressing two scenarios:

1. Groundwater in School and Daniels basin flows east and 2. Groundwater in School and Daniels basin flows west. Determine assumptions, probabilities, and effects of cold water flows within the basins.

Task 4. Meet with USGS (Craig Weaver & Brian Sherrod), two CAP members (Susan Boundy-Sanders, Matt Schultz), Dave Findley, Bob Anderson, and city staff

Meet to discuss likelihood of groundwater flow direction, fault effects on the flows, adequacy of data, and need for additional depending on probability of results.

3. Geologic

For Sustainable Development Study
Prepared by David Findley
Golder & Associates
March 29, 2007

Task 1: Review and update Landslide Hazard areas

Purpose: To evaluate slopes within City Limits in addition to the Hillside Drainages, such as the east-facing slopes on the west side of the Sammamish Valley, and other smaller slopes within the City Limits from a Landslide Hazard perspective. Activities would include LiDar imagery and aerial photograph review, ground reconnaissance, review of previous geotechnical reports, and possible excavation of exploratory test pits, updating/ revising the existing slope hazard mapping.

Assumptions: City LiDar data base is available and right-of-entry will be obtained by the City, May want to dig backhoe excavated test pit, similar to what was done in January 2007 for the Sustainability Study, for subsurface information. Assumes the City can provide a backhoe and operator.

Task 2: Earthquake Hazard (active fault) Evaluation

Purpose: This task will review and update the current state of knowledge regarding the location and nature of suspected active faults within and around the City of Woodinville. The United States Geological Survey has recently completed several active fault studies/investigations that have extended and or revised the eastward extension of the South Whidbey Island fault. The location of the South Whidbey Island Fault and associated splays needs to be documented and mapped for the City's data base and potential future use for regulating surface fault rupture earthquake hazards.

Assumptions: This task will primarily be completed as a desk top study and meeting with U.S. Geological Survey personnel. The review and analysis of available LiDar imagery and will be an integral part of the study. A report documenting the results with maps showing the current locations of known active faults would be prepared as well as recommendations for future earthquake hazard reduction needs.

Task 4 Coordination with CAP

This task will help the Cap define objectives and out comes of additional technical activities. We have assumed that Golder participation will be requested at selected CAP meetings. This task's activities could be coordinated with similar citizen group with whom we are currently working with in the adjacent portion of southern Snohomish County.

NOTE: Right of Entry on private property may be difficult

4. Other Critical Areas Information

Sustainable Development Study

2007 Continuation - Jones & Stokes-related Sustainable Development Scope of Work
Revision: 26 April 2007

This preliminary scope of work identifies Sustainable Development work program items that City may ask Jones & Stokes to take on as part of an augment to the existing Sustainable Development Study scope of work. All tasks are performed by Jones & Stokes unless noted as a City task.

Goal 1. Identify additional wetlands and impacts from increased density

- Task 1. Obtain City color aerial photography being shot in Spring 2007 for assistance in wetland tasks below.
- Task 2. Add to wetland map a symbol for citizen-identified wetlands that do not appear on February 2007 GIS map, as a means of flagging these areas for future review and analysis when land use applications are submitted. Add City provided information on wetlands from Golf Course basin.
- Task 3. Review wetlands in School Basin roughly between 162nd Avenue NE and 166th Avenue NE. It is assumed that only a minor amount of wetlands will be reviewed north of the King County line based on surface water flow patterns. The purpose is to determine the approximate extent of the wetlands and the hydrologic connectivity of the wetlands with other streams/wetlands. In reviewing the extent of the wetlands the effort will not involve a surveyed delineation. Consideration of hydrologic connectivity will involve a review of the nature of the surface connection between the wetlands, but will not involve a quantitative estimation of the volume contribution of the wetlands to the basin or Lake Leota. The task includes review of any prior reports or information on the wetlands, field review by two wetlands ecologists, preparation of a memorandum summarizing conclusions, and attendance at one staff and at one public meeting by one ecologist. It is assumed that the City will obtain private property owner permission for wetland reviews in the field.

Goal 2. Identify any wildlife corridors and impacts from increased density

- Task 1. Review published sources for maps or descriptions of existing wildlife corridors in the R-1 Study Area.
- Task 2. Review existing data, including aerial photography of the Study Area and critical area maps to find water courses, areas of significant vegetation, and connectivity of watercourses and areas of significant vegetation that could provide wildlife corridors within the existing R-1 Study Area. Meet or teleconference with State Fish and Wildlife staff.
- Task 3. Based on results of Tasks 1 and 2, identify possible wildlife corridors and properties for follow-up field reconnaissance.
- Task 4. City obtains private property owner permission for follow-up field reconnaissance.
- Task 5. Conduct follow-up field reconnaissance of identified possible wildlife corridors in R-1 Study Area. This task assumes up to two days of field reconnaissance by 2 wildlife biologists. During the field reconnaissance, the biologists may be accompanied by State Fish and Wildlife staff and one citizen advisory panel member.
- Task 6. Prepare GIS-format map to document findings of follow-up field reconnaissance. This task assumes one draft map and one final map are produced.
- Task 7. Prepare memorandum to be included in the Sustainable Development Study that documents findings of follow-up field reconnaissance.

5. Neighborhood Character, Land Use & Affordable Housing Sustainable Development Study

March-July 2007 Continuation

Jones & Stokes-related Sustainable Development Scope of Work

Revision: 29 March 2007

This preliminary scope of work identifies Sustainable Development work program items that City may ask Jones & Stokes to take on as part of an augment to the existing Sustainable Development Study scope of work. All tasks are performed by Jones & Stokes unless noted as a City task.

Goal 1. Identify Covenants, Codes, and Restrictions (CC&R's) that are in existence in the R-1 Study Area as a means of helping identify neighborhoods with high neighborhood character ranking.

Task 1. Analyze existing CC&R's in R-1 Study Area obtained from a title company.

Task 2. Research King County ordinances for possible CC&R's in the R-1 Study Area.

Task 3. Incorporate results of research on CC&R's into a GIS base map (1 draft & 1 final) and table summarizing findings.

Task 4. Provide recommendations for how the results of this review may change the Neighborhood Character Report.

Goal 2. Review and strengthen Neighborhood Character Report

Task 1. Incorporate demographic and social aspects into the Neighborhood Character report based on resources such as:

- Neighborhood social aspects reported by the CAP
- 2000 or more recent U.S. Census data at the block level
- Demographic and/or socio-economic data collected from the State Office of Financial Management, King County, and Puget Sound Regional Council.

Sub 1. Analyze data collected to determine any social or demographic attributes that would help define neighborhood subarea boundaries.

Sub 2. Compile results of demographic analysis into a memorandum and maps (up to 3) that can be incorporated as an appendix to Neighborhood Character report.

Task 2. Conduct up to 2 organized field trips to the R-1 Study Area with city staff & Sustainable Development CAP. This task assumes use of City-provided vehicles for neighborhood character field trips in the study area.

Task 3. Analyze transportation connectivity within the R-1 Study Area and identify subarea boundaries that could potentially change due to connectivity issues

Task 4. Review basis for neighborhood subarea boundaries within the R-1 Study Area.

Sub 1. Identify other forms of neighborhood subarea identification. This subtask includes identifying such things as any neighborhood block watches within the R-1 Study Area.

Sub 2. Analyze CC&R results, socio-economic/demographic data analysis, review of other neighborhood subarea identification aspects, and connectivity between subareas to evaluate existing neighborhood subarea boundaries.

Sub 3. Produce recommendations for possible changes to neighborhood subarea boundaries.

Sub 4. Update GIS-based map (1 draft & 1 final) of neighborhood subareas based upon Subtask 2 above.

Task 5. Evaluate the indicators used to rank neighborhood subarea character in current Neighborhood Character report.

Sub 1. Analyze definitions of existing indicators and add further detail to their definitions and/or modify their titles to clarify their meaning.

Sub 2. Evaluate the relevance of:

- Measures being used to categorize neighborhood subarea character,
- How data is presented in maps used to define neighborhood subareas degree of character, and
- The weight given to measures being used to define neighborhood subareas' degree of neighborhood character.

Task 6. Evaluate the Neighborhood Character rankings for neighborhood subareas using results of above tasks within this Goal.

Task 7. Revise Neighborhood Character matrix, maps, and report, as appropriate based upon results of Task 6. This task assumes that 1 draft and 1 final version of neighborhood character maps existing within neighborhood character report at time of this draft.

Goal 3. Re-evaluate the definitions of residential zones contained in the Woodinville Municipal Code.

Task 1. Review how other cities in King County define their residential zones.

Task 2. Analyze results of review to determine relevance of amending City of Woodinville residential zone definitions.

Task 3. Draft revisions to city residential zone definitions based upon results of analysis using strike-through/underline. This task assumes one draft and one round of revisions for draft

Goal 4. Provide Assistance to City Staff at CAP and Planning Commission meetings, updating Sustainable Development Study Executive Summary, and related document management for updated Sustainable Development Study.

Task 1. Incorporate updates provided by City staff and sub-consultants into the Sustainable Development Study. This task assumes the City will consolidate updates and provide no more than 2 rounds of updates. Revisions will be provided by electronic copy only.

Task 2. Revise and update Sustainable Development Study Executive Summary. This task assumes no more than 2 rounds of revisions and all revisions will be provided by electronic copy only.

Task 3. Attend and act as a resource to City staff at Sustainable Development CAP and Planning Commission meetings. This task assumes attendance of up to one staff person at no more than 5 Sustainable Development CAP meetings, and no more than 2 additional Planning Commission meetings.

Goal 5. Provide a completed 2001 – 2005 Buildable Lands Report as an addendum to the City of Woodinville Sustainable Development Study - R-1 Zone Report.

Task 1. City Task: Complete field work on updated Buildable Lands inventory map.

Task 2. City Task: Revise Buildable Lands inventory map as necessary.

Task 3. Determine for the CBD and TB Zones:

- A. Achieved % of net land developed residential.
- B. Achieved % of net land developed commercial.
- C. Assumed future % of net land developed residential.
- D. Assumed future % of net land developed commercial.
- E. Reasons/documentation for differences between B and D or C and E.

Task 4. City Task: Determine assumed future density for all residential zones.

Task 5. City Task: Determine floor area ratio in all non-residential zones.

Task 6. City Task: Determine mixed-use land supply in CBD and TB Zones.

Task 7. City Task: Summarize development capacity.

Task 8. City Task: Review Buildable Lands data with Suburban Cities Association Buildable Lands Manager for compliance with applicable State guidelines.

Task 9. City Task: Finalize Draft Buildable Lands Report.

Task 10. Prepare Buildable Lands briefing and staff report for Planning Commission.

Task 11. Present Buildable Lands Report to CAP for review and comment.

Task 12. Amend Report if necessary.

Task 13. City Task: Present Buildable Lands briefing & Report at Planning Commission study session.

Task 14. Prepare Buildable Lands briefing & staff report for City Council study session.

Task 15. City Task: Present Buildable Lands briefing & Report at City Council study session.

Task 16. Prepare Final Buildable Lands Report.

Task 17. Present Final Buildable Lands Report to CAP for review & comment.

Task 18. Prepare Planning Commission staff report.

Task 20. Prepare City Council staff report & Resolution.

Goal 6. Evaluate city's current affordable housing and assess what other city's are doing to manage their housing

Task 1. Evaluate data and compare to other justifications

Task 2 Prepare strategies for further efforts to attain affordable housing

Goal 7. Determine the ability of the City's Transfer of Density Credits/Transfer of Development Rights (TDC/TDR) regulations to preserve critical environmental or neighborhood character attributes in the R-1 Study Area while meeting other City goals.

Task 1. Review TDC/TDR regulations and programs in other cities and jurisdictions within King County.

Task 2. Review case law and Growth Management Hearings Board cases that support or do not support the use of TDC/TDR regulations.

Task 3. Evaluate how appropriate this issue is to the City's existing plans and regulations.

Task 4. Develop recommendations for possible amendments to the City's TDC/TDR regulations that would assist in preserving critical environmental or neighborhood character attributes of the R-1 Study Area and achieve other city goals. This task assumes production of 1 draft memorandum explaining findings of analysis and outlining recommendations with 1 final memorandum.

Task 5. Draft revisions to the City's TDC/TDR regulations. This task assumes 1 draft of amendments to regulations in strike-through/underline with 1 final version of amendments.

Work Plan Schedule Identified in Staff Report

TO: City Council
VIA: Richard A. Leahy, City Manager
FROM: Ray Sturtz, Long Range Planning Manager
SUBJECT: Interim Ordinance 431 & Resolution 338 - Public Hearing
MEETING DATE: May 7, 2007

ISSUE: Shall the Council hold a public hearing for Ordinance 431, an interim ordinance for the Low Density Residential Zone, amending WMC 21.04.080(1)(a), removing restrictions on developments with densities less than four units per acre if adequate services are not provided?

RECOMMENDATION: To hold the public hearing to receive testimony and evidence concerning Ordinance No. 431; and to approve Resolution 338 adopting additional findings, work plan, budget, and schedule for supplemental work on the Sustainable Development Study for the R-1 Zone, and allow the interim regulations for the Low Density Zone to remain in effect.

BACKGROUND: On March 12, 2007, the City Council adopted Ordinance 431 as an *interim* zoning measure that will automatically expire six months after adoption unless terminated earlier or extended further by Council action. This interim regulation was adopted under RCW 35A.63.220 and 36.70A.390 which limit the duration of interim regulations to not more than six months increments; and which require that a public hearing be held on the interim regulation within 60 days of its adoption. Tonight's public hearing fulfills the requirement for a public hearing within 60 days of adoption of the interim regulation.

The Council adopted Ordinance 431 after almost 12 months of development moratorium in this zone and after considering recommendations of the Planning Commission and testimony of the public regarding the findings of an extensive Sustainable Development Study for the R-1 Zone.

POLICY DECISIONS:

The decisions before the Council tonight include the following matters:

1. Shall the public hearing be held for Ordinance 431 (adopted by the Council on March 12, 2007) to comply with requirements of State Law?
2. Shall the Council approve the Supplemental Work Plan, Project Budget, and Schedule for the Sustainable Development Study for the R-1 Zone?
3. Shall the Council approve Resolution 338 adopting additional findings, work plan, budget, and schedule for the Sustainable Development Study for the Low Density Residential Zone and allow Ordinance 431 to remain in effect?

Public Hearing for Ordinance 431

Pursuant to RCW 36.70A.390, RCW 35A.63.220, and Ordinance 431-Section 3; the City Council must conduct a public hearing within 60 days after the interim ordinance is adopted. The purpose of the May 7, 2007 public hearing is to comply with this legal requirement and receive public testimony regarding the substance of Ordinance 431.

RCW 36.70A.390 and 35A.63.220 also require the Council to adopt written findings in support of an interim zoning ordinance. Because Ordinance 431 contained several legislative findings when it was adopted, the City Council has technically already satisfied this requirement. However, tonight's action will add findings to those originally contained in Ordinance 431.

Supplemental Work Plan, Budget, & Schedule for Sustainable Development Study for R-1

When the City Council adopted the interim regulations on March 12, 2007, it determined that supplemental information and analysis was needed beyond the initial Sustainable Development Study before a permanent decision about zoning and environmental protection in the Low Density Residential Zone could be made.

With assistance of the Citizen Advisory Panel (CAP), we identified six areas requiring analysis:

1. Transportation (including impacts of local and regional traffic and necessary improvements to retain Level of Service);
2. Hydrology (including surface water and groundwater);
3. Geotechnical (including soil conditions, landslides, and earthquake faults);
4. Other Critical Areas (including wetlands and wildlife corridors);
5. Neighborhood Character (including CC&Rs and buildable lands); and
6. Other - Request Health Department assistance regarding information on alternative septic system

Resolution 338, Exhibit B, includes a list of all identified tasks including the goals, detailed description, and cost.

Project Cost

The estimated cost to prepare this supplemental information is significant, approximately \$820,000 for all tasks and phases. In recognition of financial constraints and the six-month time constraint of the interim regulation, we have worked with the CAP, consultants, and our attorney to prioritize this work into two phases, Phase 2a and Phase 2b.

Phase 2a includes work that will provide the data necessary to make a final decision on the appropriate densities in Low Density Residential Zone and any code amendments that may be needed to replace Ordinance No. 431 (interim regulations) which expires on September 11, 2007. The cost of Phase 2a is estimated to be \$212,000.

Phase 2b includes work which cannot be accomplished by September 11, 2007 or which is less essential to making a final decision on densities in the Low Density Residential Zone. The cost of Phase 2b is estimated to be \$608,000.

The cost of each element of the Work Plan is provided in Exhibit B. If the City Council approves the work plan and schedule, the appropriate budget amendments will be prepared for City Council approval at a later date.

Schedule

To comply with the September 11, 2007 deadline of the interim regulations, we must pursue an aggressive work schedule. Previously, the City Council expressed concern about a Preliminary Work Schedule presented on April 9, 2007, which envisioned that the supplemental study would be finalized in late June/early July. The following revised schedule provides almost one additional month before the report is finalized and still allows opportunities to include additional information while the Planning Commission and City Council are reviewing it. Following is the revised Work Schedule.

City of Woodinville, Washington
SUPPLEMENTAL SUSTAINABLE DEVELOPMENT STUDY SCHEDULE
 May 7, 2007

Date	Task
April 2007	Work with CAP, consultants, and attorney to finalize scope of work and prioritize elements. Begin work on well-defined issues/topics.
May 7, 2007	Public Hearing by City Council on Interim Regulations. Seek Council approval on full scope of work and project budget.
June 29, 2007	Initial draft of report complete.
July 3, 2007	Draft possible code revisions (if any)
July 6, 2007	Submit possible code revisions (if any) to CTED for 60-day Review and Comment Period
July 2007 (to be determined)	Possible joint meeting of City Council and Planning Commission to review preliminary report findings.
July 25, 2007	Finalize Report
Aug. 1, 2007	Planning Commission Public Hearing & Recommendations to City Council
Aug. 8, 2007	Planning Commission Deliberation and Recommendation to City Council
Aug. 20, 2007	City Council – 1st Reading of Planning Commission Recommendations
Sep. 4, 2007	City Council – 2nd Reading and Adoption
Sep. 10, 2007	Back-up Date for City Council Action
Sep. 11, 2007	Interim Development Regulations Expire

This schedule provides little room for delay and tries to balance the time needed to develop the information with the time needed to give the City Council adequate time to decide the matter.

ANALYSIS: The Council has indicated that supplemental information is needed to make an informed permanent decision on zoning density. The purpose of Ordinance No. 431 is to adopt the substance of the Planning Commission's recommendations on an interim basis until these additional elements of the Sustainable Development Program are fully completed. The City intends to complete these additional tasks during the six-month effective period of the interim ordinance.

ALTERNATIVES: The City Council is legally required to conduct a public hearing within sixty days of adopting an interim zoning measure. The Council's failure to conduct a hearing within this statutorily defined timeframe could potentially jeopardize the continued effect of Ordinance No. 431. The only discretionary decision for the City Council concerns the extent to which additional, supplementary findings in support of Ordinance No. 431 should be adopted at the conclusion of the public hearing.