



NOTICE OF AVAILABILITY

City of Woodinville 2015 Comprehensive Plan & Municipal Code Update Final Planned Action EIS

Notice is hereby given under WAC 197-11-460 and WAC 197-11-510 that the City of Woodinville is issuing a Final Planned Action Environmental Impact Statement (Final EIS) for the proposed adoption of the 2015 Comprehensive Plan and Municipal Code Update.

Description of proposal

The Proposal is the update of the Woodinville Comprehensive Plan to meet Growth Management Act requirements due by June 2015. The Comprehensive Plan inventory, goals, policies, and implementation strategies are proposed for update, including: Introduction, Land Use & Community Design, Housing, Economic Development, Parks and Recreation, Transportation, Capital Facilities, Utilities, and Environmental Elements.

Comprehensive Land Use Plan and policy amendments would also result in changes to development regulations. In addition the City wishes to streamline and revise its code format and content. Zoning, critical areas, grading, and other development regulations are proposed for evaluation and update.

Further, the City is considering the use of State Environmental Policy Act (SEPA) tools such as a planned action ordinance to promote the vision of mixed use growth in the Central Business District (CBD) where development that meets City codes and performance standards would have a streamlined SEPA process and rely on this Comprehensive Plan EIS rather than require a new threshold determination.

A range of land use and policy options are studied in the EIS including the current plan (Alternative 1) and Alternatives 2 and 3 that consider different land use and regulatory changes and associated growth levels.

To learn more about the proposal, interested persons and agencies may consult the project website for the Comprehensive Plan and Municipal Code Update:

<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>

Proponent

City of Woodinville

Location of proposal

Woodinville city limits are the focus for the Comprehensive Plan and Municipal Code Update. The Comprehensive Plan also considers the following planning areas: King County-assigned Potential Annexation Area located adjacent to the city's southeastern boundary, Woodinville's locally studied northern urban growth area in the Maltby vicinity, and a City-King County Joint Study Area adjacent to the City's southeastern border along the Sammamish River.

Lead agency

City of Woodinville

Comment and Review

A Draft EIS was issued in November 2014 and was the subject of a 45-day comment period. The Final EIS completes the environmental review process by providing responses to comments received regarding the Draft EIS along with clarifications and corrections.

Document Availability

The Final EIS document is posted at the City's website at:

<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>

Compact disks are available at no charge at Woodinville City Hall. Copies of the document may be purchased at Woodinville City Hall. A reference copy is available for review at City Hall. The address for City Hall is:

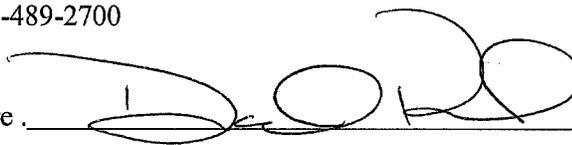
Development Services Department
Woodinville City Hall
17301-133rd Avenue NE
Woodinville, WA 98072

Responsible Official

Dave Kuhl, Development Services Director
Woodinville City Hall
17301-133rd Avenue NE
Woodinville, WA 98072
davek@ci.woodinville.wa.us 425-489-2700

Date _____

Signature _____



Publication Date: June 1, 2015

June 1, 2015



SUBJECT: Woodinville Comprehensive Plan and Municipal Code Update

Dear Reader:

The City of Woodinville is updating its Comprehensive Plan and Municipal Code to comply with Growth Management Act (GMA) requirements (RCW 36.70A.130{5}). The new plan will extend the Comprehensive Plan to a new 20 year planning period of 2015 to 2035. The Comprehensive Plan inventory, vision, goals, policies, and implementation strategies are being reviewed, updated and amended, including the following elements: Introduction, Land Use and Community Design, Housing, Economic Development, Parks and Recreation, Transportation, Capital Facilities, Utilities, and Environmental Elements.

Comprehensive Plan amendments would result in changes to development regulations as appropriate. In addition the City of Woodinville (City) wishes to streamline and revise its code format and content. Zoning, critical areas, grading, and other development regulations would be amended. Plan and code amendments are being developed in 2014 and 2015.

Last, the City is considering the use of State Environmental Policy Act (SEPA) tools to promote the vision of mixed use growth in the Central Business District (CBD) where development that meets City codes and performance standards would have a streamlined SEPA process and rely on this Comprehensive Plan EIS rather than require a new threshold determination.

The City developed three land use alternatives for the purposes of study in the November 2014 Draft Environmental Impact Statement (DEIS) that include different policy, regulatory, and SEPA tools for consideration by the City:

- Alternative 1 – Current Comprehensive Plan (No Action) Alternative
- Alternative 2 – Comprehensive Plan Update with Mixed Use Land Use Changes
- Alternative 3 – Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill

The Planning Commission selected Alternative 2 with some changes described in this Final Environmental Impact Statement (FEIS).

The DEIS as completed with this FEIS compares the alternatives for potential impacts to earth, water resources, plants and animals, land use, plans and policies, aesthetics, transportation, and public services and utilities. All Alternatives would allow for new population, housing and employment growth and increased urbanization, particularly within the Downtown area, Industrial areas, and through infill of residential areas.

This FEIS responds to comments on the DEIS made during a comment period extending from November 17, 2014 to January 9, 2015.

Key environmental issues and options facing decision makers include:

- Alternative land use patterns in relation to 20-year growth estimates and community vision,
- Relationship of land use patterns to environmentally sensitive areas and land use compatibility, and
- Effect of growth on demand for public services, utilities, and parks and transportation capital improvements.

The City Council is considering the range of alternatives and is anticipated to select an alternative or features of alternatives in the range studied. The City Council will also consider responses to comments included in this FEIS.

As the City Council considers the alternatives and proposed plans and codes, the following issues are anticipated to be resolved:

- Selection and refinement of future land use and zoning features studied in the range of alternatives;
- Refinement of goals, objectives, and policies;
- Refinements of proposed code changes; and
- Deliberations on a planned action for the CBD.

To learn more about the proposal, agencies, affected tribes, and members of the public may consult the project website regarding the Comprehensive Plan and Municipal Code Update:

<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Kuhl', with a large, sweeping flourish extending to the left.

Dave Kuhl
SEPA Responsible Official, Development Services Director
City of Woodinville