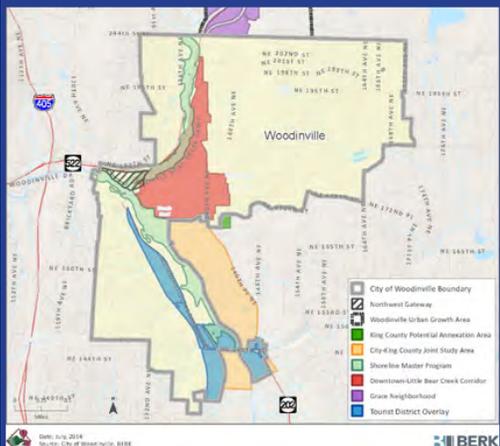


Final



City of Woodinville 2015 Comprehensive Plan & Municipal Code Update Environmental Impact Statement

Including proposed CBD Planned Action
June 2015

Prepared by:
BERK Consulting
MAKERS Architecture
The Watershed Company
Transportation Engineering Northwest

Prepared for:
City of Woodinville



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 'D. Kuhl', with a large, sweeping flourish extending to the left.

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

FACT SHEET

Project Title

Woodinville Comprehensive Plan and Municipal Code Update

Proposed Action and Alternatives

The Proposal is the update of the Woodinville Comprehensive Plan by June 30, 2015 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) and potentially other mixed-use zones in the City, such as a planned action (RCW 43.21C.440; WAC 197-11-164 to 172) or a mixed-use and residential infill exemption (RCW 43.21C.229) where development that meets City codes and performance standards would have a streamlined SEPA process and rely on the this Comprehensive Plan EIS rather than require a new threshold determination.

The Draft Environmental Impact Statement (DEIS) evaluated three land use alternatives that include different policy, regulatory, and SEPA tools for consideration by the City:

- **Alternative 1 – Current Comprehensive Plan (No Action) Alternative:** Alternative 1 represents the City's current comprehensive plan policies and land use designations with no modifications to existing land use designations or zoning. This alternative would include housing and employment growth up to the City's current development capacity (about 2,615 dwellings and 4,476-5,266 jobs plus pending development approved but not developed). Current land use designations for residential, commercial, and industrial uses would be retained. This includes retaining the Low Density Residential designation implemented by zoning of R-1 and R-4, with rezones of R-1 land considered as services and infrastructure are available.
- **Alternative 2 – Comprehensive Plan Update with Mixed Use Land Use Changes:** Alternative 2 represents modifications to the City's current comprehensive plan land use designations to meet GMA growth targets, implement the City's community vision, and streamline the City's development regulations. The overall vision for this alternative is to allow more office and higher wage employment uses and greater mixed-use and housing opportunities while maintaining the City's Northwest woodland character and residential quality. Land use and zoning changes being considered include: A) A regional retail overlay on top of the Industrial designation and zone in northern Woodinville, B) allowing mixed residential/commercial uses in the General Commercial (GC) designation and General Business (GB) zone, C) modifying the southern Industrial zone to become a mixed industrial and long-term residential/commercial Riverfront Amenity Mixed Use (AMU) designation and zone, D) amending the Northwest Gateway to add retail or mixed-uses, E) reclassifying the Office designation and zone to be multifamily or commercial depending on current use; and F) Distinguishing a 1-unit per acre residential land use designation similar in extent as the current R-1 zone. Additional development regulation amendments would address optimal implementation of accessory dwelling unit (ADU) allowances in residential zones and fine tuning density and height incentives in the Downtown. The City would adopt SEPA tools such as a planned

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS FACT SHEET

action or mixed-use and residential infill exemption where development that meets required standards and mitigation measures would have a streamlined SEPA process in the CBD. The growth capacity of this alternative would be about 2,682 to 3,097 dwellings and 5,028 to 5,433 jobs, plus additional development approved but not built.

- **Alternative 3 – Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill:** Alternative 3 represents the City’s current comprehensive plan land use designations, though with policy and code modifications that would allow for higher levels of employment in the Downtown area, and strategies for shadow platting in the Low Density Residential land use designation. This Alternative includes the housing and employment growth levels analyzed as part of the City’s 2009 Transportation Master Plan (TMP) update, approximately 3,090 new dwelling units and 12,944 jobs plus additional development approved but not built.

The Planning Commission considered the three alternatives and recommended Alternative 2 with a reduced Regional Retail Overlay north of NE 200th Street. The City Council is considering the range of alternatives and is anticipated to select an alternative or features of alternatives in the range studied.

Location

The City’s focus for the Comprehensive Plan and Municipal Code Update is the Woodinville city limits. However, the City wishes to ensure it considers how areas surrounding the City affect Woodinville, and also where the City may ultimately grow in the future. The City is considering areas north of the City in the Maltby area as a future growth area. Additionally, the City wishes to study the Sammamish River valley that is important to the City’s winery and tourist industry, and will be working jointly on this with King County over a period of time.

The study area for the Comprehensive Plan Update more specifically includes:

- The current incorporated City of Woodinville boundaries;
- The City’s adopted King County Potential Annexation Area (PAA) – This area consists of a small residential subdivision (approximately 6.6 acres) located adjacent to the City’s southeastern boundary.
- The City’s locally-adopted Urban Growth Area (UGA) – This area consists of the City’s locally adopted UGA adjacent to its northern boundary in Snohomish County, as well as some adjacent residential land. The City established this UGA in its current Comprehensive Plan, though it overlaps the existing Snohomish County Maltby UGA and has not been officially assigned to Woodinville by Snohomish County. The City has chosen to include the UGA in the study area for the Comprehensive Plan Update and has expanded it from its previous boundaries to include adjacent residential areas.
- The City-King County Joint Study Area – This area, adjacent to the City’s southeastern border along the Sammamish River, is not an official UGA or PAA designated by the County, but the City and King County have discussed the benefit of undertaking a cooperative study designed to promote the wine and agriculture industries in Woodinville and the adjoining unincorporated County area. The City has included it in the study area for the Comprehensive Plan Update recognizing its importance to the broader community, though annexation is not anticipated. For purposes of logical planning review boundaries the joint-study area depicted is slightly different in the south and southwest than the joint-study boundaries under consideration by King County.

Proponent

City of Woodinville

Tentative Date of Implementation

June 2015

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
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Lead Agency

City of Woodinville

Responsible Official

Dave Kuhl, Development Services Director, City of Woodinville (see Contact Person below)

Contact Person

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Required Approvals

Comprehensive Plans must be considered and approved by the City Council after Planning Commission recommendations are made. The Washington Department of Commerce coordinates state agency review during a required 60-day review period. The Puget Sound Regional Council certifies Transportation Elements of Comprehensive Plans.

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**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
FACT SHEET**

DEIS Date of Issuance

November 17, 2014

FEIS Date of Issuance

June 1, 2015

DEIS Review

The City established a 45-day public and agency comment period on the DEIS extending from November 17, 2014 to January 9, 2015. A Planning Commission public meeting was held on November 19, 2014. Responses to written and public meeting comments are provided in this Final EIS.

Date of Final Action

June 2015

Prior Environmental Review Documents

Over time the City of Woodinville has prepared non-project SEPA Checklists and Determinations of Non-Significance for non-project proposals such as the Comprehensive Plan and code amendments. Other studies addressing environmental conditions in the City include:

- Sustainable Development Study, 2007, addressing eastern Woodinville, prepared by Jones & Stokes and City of Woodinville Community Development Department 2007, available here:
<http://www.ci.woodinville.wa.us/News/SustainableDevelopment.asp>
- Existing Conditions Report, City of Woodinville 2015 Comprehensive Plan Update, Review Draft December 2013, updated November 2014, prepared by BERK Consulting, et al., available here:
<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>

Location of Background Data

See Contact Person above.

Planned Environmental Review

Future non-project and project proposals may reference the Woodinville Comprehensive Plan and Municipal Code Update EIS, and prepare more specific phased environmental documentation specific to their proposals consistent with the State Environmental Policy Act (SEPA).

Purchase of FEIS

The 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

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1.0 SUMMARY

This Chapter summarizes significant impacts, mitigation measures, and significant unavoidable adverse impacts evaluated in this EIS. Text that has been inserted or deleted since the Draft Environmental Impact Statement (DEIS) is shown in strikeout or underline format.

1.1 Purpose of Proposed Action

Proposed Action and Alternatives

The Proposal is the update of the Woodinville Comprehensive Plan by June 30, 2015 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 SEPA tools to promote the vision of mixed-use growth in the Central Business District (CBD) and potentially other mixed-use zones in the City, such as a planned action (RCW 43.21C.440; WAC 197-11-164 to 172) or mixed-use and residential infill exemption (RCW 43.21C.229) where development that meets City codes and performance standards would have a streamlined SEPA process and rely on the this Comprehensive Plan EIS rather than require a new threshold determination.

The City has developed three land use alternatives for the purposes of study in ~~this~~ 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 1 represents the City's current comprehensive plan policies and land use designations with no modifications to existing land use designations or zoning. This alternative would include housing and employment growth up to the City's current development capacity (about 2,615 dwellings and 4,476-5,266 jobs plus pending development approved but not developed). Current land use designations for residential, commercial, and industrial uses would be retained. This includes retaining the Low Density Residential designation implemented by zoning of R-1 and R-4, with rezones of R-1 land considered as services and infrastructure are available.
- **Alternative 2 – Comprehensive Plan Update with Mixed Use Land Use Changes:** Alternative 2 represents modifications to the City's current comprehensive plan land use designations to meet GMA growth targets, implement the City's community vision, and streamline the City's development regulations. The overall vision for this alternative is to allow more office and higher wage employment uses and greater mixed-use and housing opportunities while maintaining the City's Northwest woodland character and residential quality. Land use and zoning changes being considered include: A) a regional retail overlay on top of the Industrial designation and zone in northern Woodinville, B) allowing mixed residential/commercial uses in the General Commercial (GC) designation and General Business (GB) zone, C) modifying the southern Industrial zone to become a mixed industrial and long-term residential/commercial Riverfront Amenity Mixed Use (AMU) designation and zone, D) amending the Northwest Gateway to add retail or mixed-uses, E) reclassifying the Office designation and zone to be multifamily or commercial depending on current use; and F) Distinguishing a 1-unit per acre residential land use designation similar in extent as the

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS SUMMARY

current R-1 zone. Additional development regulation amendments would address optimal implementation of accessory dwelling unit (ADU) allowances in residential zones and fine tuning density incentives in the Downtown. The City would adopt SEPA tools such as a planned action or a mixed-use and residential infill exemption where development that meets required standards and mitigation measures would have a streamlined SEPA process in the CBD. The growth capacity of this alternative would be about 2,682 to 3,097 dwellings and 5,028 to 5,433 jobs, plus additional development approved but not built.

- **Alternative 3 – Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill:** Alternative 3 represents the City’s current comprehensive plan land use designations, though with policy and code modifications that would allow for higher levels of employment in the Downtown area, and strategies for shadow platting in the Low Density Residential land use designation. This Alternative includes the housing and employment growth levels analyzed as part of the City’s 2009 Transportation Master Plan (TMP) update, approximately 3,090 new dwelling units and 12,944 jobs plus additional development approved but not built.

The Planning Commission considered the three alternatives and recommended Alternative 2 with a reduced Regional Retail Overlay north of NE 200th Street. The City Council is considering the range of alternatives and is anticipated to select an alternative or features of alternatives in the range studied.

1.2 State Environmental Policy Act Process

The State Environmental Policy Act (“SEPA”; Revised Code of Washington [RCW]) 43.21C) requires government officials to consider the environmental consequences of actions they are about to take and to consider better or less damaging ways to accomplish those proposed actions. They must consider whether the proposed action will have a probable significant adverse environmental impact on elements of the natural and built environment.

This DEIS provides qualitative and quantitative analysis of environmental impacts as appropriate to the programmatic nature of the Comprehensive Plan and UGA amendments. The adoption of comprehensive plans or other long range planning activities is classified by SEPA as a non-project (i.e., programmatic) action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans, or programs. An EIS for a non-project proposal does not require site-specific analyses; instead, the EIS discusses impacts and alternatives appropriate to the scope of the non-project proposal and to the level of planning for the proposal (WAC 197-11-442).

While the EIS is programmatic, for the CBD the DEIS provides additional analysis that can support adoption of a SEPA tool that facilitates permitting. The City is considering the use of SEPA tools to promote the vision of mixed-use growth in the CBD and potentially other mixed-use zones in the City, such as a mixed-use and residential infill exemption (RCW 43.21C.229), or a planned action (RCW 43.21C.440; WAC 197-11-164 to 172) where development that meets City codes and performance standards would have a streamlined SEPA process and rely on the EIS rather than require a new threshold determination.

1.3 Study Area

The City’s focus for the Comprehensive Plan and Municipal Code Update is the Woodinville city limits. However, the City wishes to ensure it considers how areas surrounding the City affect Woodinville, and also where the City may ultimately grow in the future. The City is considering areas north of the City in the Maltby area as a future growth area. Additionally, the City wishes to study the Sammamish River valley that is important to the City’s winery and tourist industry, and will be working jointly on this with King County over a period of time. See Chapter 2 for a study area map and greater description of areas of interest.

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS SUMMARY

1.4 Public Involvement

The City held a 30-day scoping period on the contents of the EIS in January and February 2014. See [DEIS Appendix A](#). The DEIS ~~is~~ was also subject to a 45-day comment period from November 17, 2014 to January 9, 2015. Please see the fact sheet for more information.

Additional outreach efforts on the proposal include:

- **Community Workshops:** ~~A~~ Vision Plan Workshop was held November ~~11~~ 13, 2013, and attended by approximately 11 people. ~~and A~~ Draft Plan ~~Workshop~~ Public Meeting was held on November 19, 2014, and attended by approximately 25 members of the public. The meeting included an open house followed by a presentation, questions and answers, and small group exercises.
- **Legislative Meetings:** Periodic briefings and meetings with the Planning Commission and City Council on land use concepts, elements, and proposed code updates, January through November 2014. See the project website for future Planning Commission and City Council meeting dates between November 2014 and June 2015.
- **Questionnaires:** Vision Questionnaire Fall 2013, Postcards and Questionnaires Spring 2014, Draft Plan Questionnaire Fall 2014.
- **Education and Information:** Project Website, Summer 2013 through proposal adoption: <http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>.

1.5 Proposed Action, Alternatives, and Objectives

Proposal Objectives

The City of Woodinville is updating its Comprehensive Plan to comply with the requirements of GMA. The City is studying growth for a new 20-year planning period consistent with the City's 2006-2031 growth targets, extrapolated to account for 2031-2035 growth.

As part of preparing an EIS, SEPA requires a statement of the proposal's objectives. The City's primary objective is to fulfil its vision, refined for this Comprehensive Plan Update but similar in intent to its long-standing vision since incorporation:

Proposed Vision – Visioning 2014: In the year 2035, Woodinville is a safe, friendly, diverse, and family-oriented community that supports a successful balance of neighborhoods, parks, and recreation, tourism, and business. We have preserved our Northwest woodland character, our open space, and our clean environment. We have enhanced our strong sense of community and our ability to move about the community by all modes of travel. Woodinville is a pleasant place in which to live, work, play, and visit, with a compact, inviting downtown and vibrant riverfront and tourist districts that are inviting and functional.

The following additional objectives apply to the alternatives analyzed in this EIS:

- Ensure compliance with the provisions of GMA, King County Countywide Planning Policies, and the Puget Sound Regional Council's (PSRC's) VISION 2040.
- Ensure adequate land supply to accommodate the City's 2031 growth targets and 2035 planning estimates for population and employment growth.
- Update and refine the policies of the City's GMA Comprehensive Plan to implement the plan's vision statement for the aspirations and future needs of the community.
- Provide a range of housing types and affordability levels to accommodate the future housing needs and preferences of Woodinville's changing demographic profile, while preserving existing housing patterns that contribute to the City's unique character.

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
SUMMARY**

- Support a mix of employment types, including retail, commercial services, office, and industrial uses, to provide a diversity of local employment opportunities for Woodinville residents and to enhance Woodinville’s regional position as an employment center.
- Provide for multimodal transportation improvements and infrastructure improvements to support the City’s Vision and Land Use Plan.
- Protect Woodinville’s natural environment assets and Northwest woodland character.
- Promote development incentives to create an efficient development pattern in mixed-use centers, public access to shorelines and public lands, and habitat restoration.

Growth Capacity and Estimates

Citywide Growth

The City has developed growth capacity estimates for housing and employment. CPPs establish city and county shares of a 2031 countywide growth target; the City’s growth targets were estimated as 3,000 dwellings and 5,000 jobs between 2006 and 2031. See Exhibit 1-1. The City has considered a number of growth projections to extend 2031 estimates to the year 2035; see [DEIS](#) Appendix B. This EIS considers a “straight line” projection from the year 2031 to the year 2035 consistent with other jurisdictions in the region. See Exhibit 1-2.

Exhibit 1-1.Growth Targets 2031 and Growth Projections 2035

	2006, Actual	2031 Target	Growth Increment	2035 Growth Estimate
Housing Units	4,310	3,000	480	3,480
Employment	13,868	5,000	800	5,800

Source: OFM 2006; King County CPPs 2012; BERK Consulting 2013

As shown in the analysis, there is sufficient residential capacity for residential dwellings to the year 2031, and a slight deficit by 2035 based on the current adopted Comprehensive Plan (2014). There is a small surplus of job capacity in 2031 that by standard land capacity methods would show a deficit in 2035. However, the year 2035 can be met through extensive redevelopment consistent with the City’s Downtown plans assuming a floor area ratio based capacity method.

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
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Exhibit 1-2. Housing and Employment Capacity and Comparison 2006-2031 Targets and 2006-2035 Projections

	Housing		Employment		
	2031	2035	2031	2035 Standard	2035 Floor Area Based
2006-2031 Target	3,000	3,000	5,000	5,000	5,000
2031-2035 Growth Est.	-	480	-	800	800
2006-2035 Planning Est.	-	3,480	-	5,800	5,800
Permits Issued 2006-2012	(573)	(573)	(359)	(359)	(359)
Pending Development	(225)	(225)	(413)	(413)	(413)
Growth Target Remaining	2,202	2,682	4,229	5,028	5,028
Buildable Land Capacity	2,615	2,615	4,476	4,476	5,266
Net Surplus/Deficit	413	(67)	247	(552)	237

Source: City of Woodinville; BERK Consulting 2014

Each alternative tests a different growth mix with a different ability to meet the 2035 projections. Alternative 1 is based on present land use and zoning designations and associated land capacity. Alternative 2 tests expanded mixed-use housing and jobs if there was optimal implementation of the CBD mixed-use pattern, additional jobs in the industrial areas, some mixed-use allowed in the GB zone, and some mixed-use allowed in the Riverfront Amenity Mixed Use (AMU) area. Alternative 3 tests growth figures developed for the TMP in 2009 that assumed higher growth in the CBD and Northwest Gateway and general infill elsewhere.

The growth remaining between 2012 and 2035 is shown in Exhibit 1-3. Identified are the remaining buildable land capacity yet to be realized as of 2012 and the pending development approved as of 2012 accounted towards growth targets but not yet built. For the purposes of this EIS, the impact analysis considers the net new growth for 2012-2035 as the combination of pending buildable land capacity yet to be realized as of 2012 and the pending development approved as of 2012. However, for purposes of determining the ability to accommodate growth targets, the pending development as well as permits issued are deducted from growth targets and the buildable land capacity is compared to the remaining target.

Exhibit 1-3. Alternative Growth Estimates: 2012-2035 Growth Capacity and Pending Permits

Scenario	Citywide Growth			
	New Housing Units		New Employment	
Alternative 1: Current Comprehensive Plan (No Action)				
Alternative				
Buildable Land Capacity	2,615		4,476	
Pending Development	225		413	
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes	<i>Min Range</i>	<i>Max Range</i>	<i>Min Range</i>	<i>Max Range</i>
Buildable Land Capacity	2,682	3,097	5,028	5,433
Pending Development	225		413	
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill				
Buildable Land Capacity	3,090		12,944	
Pending Development	217		1,471	

Notes: Alternative 1 is based on a buildable lands analysis prepared for the current Comprehensive Plan, [City of Woodinville, 2009](#).

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Alternative 2 assumes nearly 25% more jobs above Alternative 1 due to changes in job mix allowances in northern and southern industrial areas, the Northwest Gateway, as well as more intensive office in the GB and CBD zones.

Alternative 2 also assumes nearly 315 more dwelling units are accomplished in the CBD due to enhanced development incentives including affordable housing incentives and the SEPA Facilitation tools, either Planned Action or Mixed Use Infill. Another nearly 170 dwellings are tested in proposed mixed-use areas of the GB and Riverfront Amenity zones.

Alternative 3 is based on the net dwelling unit and job increase in the 2009 Transportation Plan that assumed the most optimistic redevelopment pattern occurring in the CBD. The “pending development” row for Alternative 3 includes development assumed in the TBD area similar to the pending development in the TBD development agreement for Alternatives 1 and 2.

Pending development is largely based on the TBD Development Agreement; it has been accounted in the comparison of growth targets and planning estimates in relation to capacity but is presented in this table because it represents future development that has not yet occurred.

Source: BERK Consulting 2014

The Planning Commission recommended Alternative 2 Option 1 land use plan with a reduced Regional Retail Overlay. The growth levels under the Planning Commission recommendation would equal those estimated for Alternative 2.

CBD Growth

For purposes of establishing the planned action ordinance (PAO) or Mixed Use/Infill Exemption under Alternative 2, estimates of growth have been identified for the CBD zone. Additionally, a comparison among all alternatives is provided. Alternative 1 provides the least housing and jobs, Alternative 3 the most, and Alternative 2 a mid-range. See Exhibit 1-4.

Exhibit 1-4. Alternative Growth Estimates: CBD

Scenario	CBD Growth	
	New Housing	New Employment
Alternative 1: Current Comprehensive Plan (No Action)		
Alternative	1,573	2,997
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes	1,887	3,618
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill	2,593	10,718

Notes: Alternative 1 assumes 36 units per acre in the CBD, and Alternative 2 assumes 48 units per acre. Alternative 1 and 2 housing unit estimates include projected development as well as the Canterbury Square development that adds 672-772 units and replaces another 128 units for a total of 800-900 units (Alternative 1 assumes 800 units total and Alternative 2 900 units total). Alternative 3 estimates are based on the most optimistic redevelopment conditions in the CBD and are approximated from the 2009 Transportation Plan analysis zone estimates.

Source: BERK Consulting 2014

Proposed Action and Alternatives

The DEIS evaluated three alternatives that include different policy, regulatory, and SEPA tools for consideration by the City. The FEIS reflects a Planning Commission Alternative consisting of Alternative 2, Option 1 with minor amendments.

Alternative 1: Current Comprehensive Plan Capacity (No Action)

Alternative 1 represents the City’s current comprehensive plan policies and land use designations with no modifications to existing land use designations or zoning.

This alternative would include housing and employment growth up to the City’s current development capacity as follows:

- 2006-2035 Housing Growth Target: 3,480 units, 2,682 Target Remaining 2012-2035

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- Net New Housing: 2,615 units
- 2006-2035 Employment Growth Target: 5,800 jobs, 5,028 Target Remaining 2012-2035
 - Net New Employment: 4,476 -5,266 jobs

Most jobs (57%) would occur in the CBD zone, about 15% of jobs would occur in Industrial zoned areas, another 12% in the GB zone, and 9% in the TBD zone. The balance would occur in small areas of the NB and Office zones.

About two-thirds of residential growth would occur in multifamily and mixed-use areas such as the CBD and TBD and another third in low and moderate density single family areas (R-1, R-4, R-6, and R-8 with smaller amounts possible in R-1 zones due to acre densities).

The City would have sufficient capacity to meet 2031 growth targets but not straight line 2035 planning estimates for housing. There is a small surplus of job capacity in 2031 that by standard land capacity methods would show a deficit in 2035. However, the year 2035 job estimate can be met through extensive redevelopment consistent with the City's Downtown plans assuming a floor area ratio based capacity method. For a distinct environmental analysis compared to Alternative 2, this EIS studies 4,476 jobs under Alternative 1.

The City's Comprehensive Plan vision and goals and policies would be retained, and would not reflect newer GMA or regional plan policies.

Alternative 2: Refined Comprehensive Plan with Conceptual Land Use Changes

Alternative 2 represents modifications to the City's current comprehensive plan land use designations to meet GMA growth targets, implement the City's community vision, and streamline the City's development regulations. These modifications would be focused on areas of the City already planned for employment and mixed-use development. Housing and employment growth would occur under this alternative as follows:

- 2006-2035 Housing Growth Target: 3,480 units, 2,682 Target Remaining 2012-2035
 - Net New Housing: 2,682-3,097 units
- 2006-2035 Employment Growth Target: 5,800 jobs, 5,028 Target Remaining 2012-2035
 - Net New Employment: 5,028-5,433 jobs

For both housing and jobs, the minimum range assumes meeting the minimum 2035 planning estimate with some implementation of proposed land use changes, while the upper range assumes moderate implementation of the land use plan changes. For purposes of the EIS, and for distinction from Alternative 1, the upper range of growth is studied with Alternative 2. Growth would be increased under Alternative 2 and allow the City to accommodate 2035 planning estimates as shown on Exhibit 1-2.

To accommodate projected housing and employment growth, Alternative 2 would include the following land use plan amendments:

- Creating a Riverfront Amenity Mixed Use (AMU) comprehensive plan land use designation and implementing zone designed to allow a gradual transition to amenity-oriented mixed-use development that incorporates retail, office, and residential uses without displacing existing uses. This new designation/zone would be applied to areas along the west side of the Sammamish River currently zoned Industrial, south of NE 175th Street and north of NE 145th Street. Alternative 2, Option 1 applies the AMU in the Southern Industrial area, but retains the Tourist Business Overlay/Industrial designation on the south. A similar set of changes, but with a more extensive AMU is shown in Alternative 2, Option 2.
- Applying a Regional Retail Overlay for a portion of the North Industrial District to expand the tax base and expand employment opportunities.

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- Amending the development regulations for the Industrial zone to allow a greater amount of office and commercial uses within the zone. This amendment would diversify the job mix in industrial areas and give potential employers more flexibility in locating or expanding their businesses.
- Allowing mixed residential/commercial uses in the GB zone.
- Amending the Northwest Gateway designations to allow retail or mixed-uses by applying GB designation instead of Industrial.
- Creating a 1-unit per acre residential land use designation matching the extent as the current R-1 zone rather than retaining a 1-4 unit dwelling unit per acre range in the Comprehensive Plan.
- Consolidating and simplifying land use designations. For example, Office and High Density Residential and Office would be redesignated to surrounding designations such as CBD or General Commercial. As another example, Open Space designations would be redesignated to the surrounding predominant designation.

Zoning amendments that implement the changes to the future land use map to accommodate the 2035 growth estimates are proposed concurrent with the Comprehensive Plan. Primarily these changes include:

- A new Amenity Mixed Use Zone (AMU) along the Sammamish River adding in mixed-use residential/commercial opportunities while continuing to support industrial and tourist uses.
- Added mixed-use residential allowances in the GB Zone west and north of the CBD.
- A new Regional Retail Overlay on the City's northern industrial area.

In part to balance the City's exploration of a permanent R-1 acre lot residential zoning in east Woodinville (in place of a system that allows rezones to 4 units an acre where there are urban services), the City intends to evaluate opportunities to improve its accessory dwelling unit (ADU) provisions and its Downtown density and height incentives.

ADU code amendments refine the current zoning standards to protect neighborhood character, improve interpretation of the code, and to refine the permit process to help incentive its use in low density residential areas.

The purposes of proposed Downtown density and height incentives amendments are to:

- Simplify the densities and dimensions table and footnotes;
- Treat height and FAR bonuses in a coordinated manner rather than as separate systems;
- Add needed definitions, such as affordable housing; and
- Weigh the cost of providing the public benefit more closely to greater achievement of height or FAR.

Also proposed as part of the Alternative 2 zoning code amendments are recommendations to simplify the permitted uses table for greater readability and usability.

The City has also evaluated its critical areas ordinance following a best available science (BAS) review, and a gap analysis identifies proposed critical areas ordinance amendments considered part of Alternative 2.

See proposed code amendments circulated under separate cover concurrent with this DEIS; proposed code amendments are available in the same locations as the EIS identified in the Fact Sheet of this EIS.

The City would adopt SEPA tools such as a PAO or mixed-use/infill exemption where development that meets required standards and mitigation measures would have a streamlined SEPA process in the CBD. In addition to incentivizing residential uses in the CBD, the PAO or exemption would promote additional office space in the CBD zone. See Appendix C.

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Alternative 3: Current Comprehensive Plan with Downtown Growth and City Infill Assumptions

Alternative 3 represents the City's current comprehensive plan land use designations (see [DEIS](#) Exhibit 2-8 under Alternative 1). However, this Alternative includes the housing and employment growth levels analyzed as part of the City's 2009 TMP update. The growth assumed would allow the City to meet its 2035 housing planning estimate and more than amply meet its jobs estimate:

- 2006-2035 Housing Growth Target: 3,480 units, 2,682 Target Remaining 2012-2035
 - Net New Housing: 3,090 units
- 2006-2035 Employment Growth Target: 5,800 jobs, 5,028 Target Remaining 2012-2035
 - Net New Employment: 12,944 jobs

To achieve greater growth in the Downtown, Northern Gateway, and Tourist Business District Areas as described in the TMP the City's development regulations would be modified to increase height to allow for greater density and office space, i.e. to add a sixth story, at up to 75-80 feet in the CBD and GB zones. TBD areas would intensify based on approved development agreements.

To help achieve projected residential infill, the City would allow for shadow platting in residential zones. The Woodinville Comprehensive Plan provides a Low Density Residential category allowing up to 4 dwelling units per acre. This designation is implemented by the R-1 and R-4 zones. The area zoned R-1 in the eastern portion of the City generally has limited access to sewers, some environmentally sensitive areas (e.g. Lake Leota), and some existing developments with covenants that limit the type and extent of development on lots (Jones & Stokes and City of Woodinville Community Development Department, 2007). In the R-1 area, the City could consider shadow platting, whereby the formal subdivision would be to R-1 densities, but the layout of the lots, the location of homes on the lots, and the access to the lots would not preclude future subdivision to R-4 densities should the City determine it is appropriate to rezone some of the R-1 area in the future.

Planning Commission Alternative

The Woodinville Planning Commission approved an Alternative consisting of Alternative 2, Option 1 with amendments to reduce the Regional Retail Overlay to the area north of NE 200th Street.

Amendments to goals and policies are shown in Chapter 2 reflect responses to comments and Planning Commission input but largely advanced Draft Comprehensive Plan goals and policies.

The Preferred Alternative is anticipated to be modified following hearings before the City Council. For example, zoning may be further refined.

As described in the DEIS, the final Comprehensive Plan that would ultimately be adopted would not be exactly one of the EIS alternatives, but would fall within the range of the alternatives analyzed in the EIS.

1.6 Major Issues, Significant Areas of Controversy and Uncertainty, and Issues to be Resolved

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.

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.

Prior to preparation of the Final EIS, the following issues are anticipated to be resolved:

- Selection and refinement of future land use and zoning features studied in the range of alternatives;

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- Refinement of goals, objectives, and policies;
- Refinements of proposed code changes; and
- Deliberations on a planned action or infill exemption for the CBD.

1.7 Summary of Impacts and Mitigation Measures

Summary Matrix of Impacts and Mitigation Measures

The following summary lists by EIS topic the anticipated impacts common to all alternatives, unique impacts, and summary mitigation measures. For the complete context of the affected environment and a detailed impact analysis and mitigation measures, please see Chapter 3 of [this document](#) ~~the DEIS.~~

Exhibit 1-5. Summary of Alternative Impacts and Mitigation Measures

Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / <u>Planning</u> <u>Commission Recommended</u> <u>Alternative</u>	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
Earth			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> Increased erosion and landslide hazards from increased impervious surfaces and vegetation clearing Increased risk from seismic activity due to increased population 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> Increased exposure of future residents to erosion and landslide hazards in LDR areas with density increases allowed by Comprehensive Plan 	<ul style="list-style-type: none"> Decreased exposure erosion and landslide hazards in Woodland Residential area Increased risk of exposure to seismic activity in Northwest Gateway, CBD, and Riverfront AMU areas 	<ul style="list-style-type: none"> Similar LDR effects as Alternative 1 New seismic risk associated with increased building heights; this vulnerability can be mitigated through use of appropriate building standards and best practices
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> The CBD itself is primarily flat and does not contain landslide or erosion hazard areas but is subject to liquefaction. Development in these areas would be regulated under Critical Areas Regulations to mitigate risk related to erosion, landslides, and seismic activity. 	<ul style="list-style-type: none"> Though there would be greater growth in the CBD under Alternative 2, the conclusions for Alternative 1 apply. 	<ul style="list-style-type: none"> Alternative 3 provides similar housing growth as Alternative 2, but greater job growth. New seismic risk associated with increased building heights; can be mitigated through use of appropriate building standards and best practices.
Mitigation Measures	<p>Incorporated Plan Features – Alternative 2</p> <ul style="list-style-type: none"> New critical areas standards and study requirements for geologic hazard areas New clearing and grading ordinance to limit disturbance to natural slopes and vegetation <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> Critical area buffers, building standards, and best practices 		

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Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / <u>Planning</u> <u>Commission Recommended</u> <u>Alternative</u>	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
	<ul style="list-style-type: none"> ▪ Surface water runoff standards and NPDES stormwater permit requirements <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> ▪ Comprehensive Plan and zoning standards that focus new development and redevelopment away from areas of geologic hazard such as landslide hazards would help reduce the additional population exposed to risk of damage due to geologic hazards. 		
Water Resources			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ Decreased surface and groundwater quality and quantity from increased impervious surface cover and decreased forest cover; this could be offset by vegetation conservation and grading regulations and low impact development (LID) measures. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> ▪ Reduced groundwater infiltration in areas of LDR if rezoned to higher densities allowed by plan; potential increased sedimentation into Lake Leota and increased stream temperatures in Bear Creek ▪ Increased likelihood of groundwater contamination 	<ul style="list-style-type: none"> ▪ Improved infiltration and stormwater treatment in downtown area, particularly Little Bear Creek and Sammamish River adjacent to CBD 	<ul style="list-style-type: none"> ▪ Similar impacts of residential development in R-1 ▪ Improved infiltration and stormwater treatment in downtown area due to improved stormwater treatment facilities
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> ▪ The CBD is already urbanized. As redevelopment comes into compliance with new stormwater standards, infiltration and treatment of stormwater runoff is expected to improve. 	<ul style="list-style-type: none"> ▪ A Planned Action for this area will encourage development in an area where impervious surface coverage is already high. The water quality benefits will be similar to or greater than Alternative 1 if more areas are redeveloped. 	<ul style="list-style-type: none"> ▪ Similar to Alternative 2 due to similar housing growth, and increased job growth due to height incentives.
Mitigation Measures	<p>Incorporated Plan Features – Alternative 2</p> <ul style="list-style-type: none"> ▪ Stricter critical area regulations for CARAs and larger critical area buffers for wetlands and streams ▪ New clearing and grading ordinance to limit disturbance to natural slopes and vegetation; protect recharge of shallow aquifers <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> ▪ Critical area buffers and SMP regulations ▪ Requirements of National Flood Insurance Program to avoid adverse impacts from development on floodplain ecological functions ▪ 2012 Ecology stormwater standards to be applied to new and redevelopment 		

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Other Potential Mitigation Measures			
<ul style="list-style-type: none"> ▪ As the population density grows, pollutant loads from vehicles will tend to increase proportionately. Untreated runoff in areas of high road densities contains metals and PAHs, which has been shown to adversely affect salmon, particularly Coho salmon (Feist, B. et al 2011; McIntyre, J. et al. 2012). In addition to stormwater standards, transportation programs and facilities that encourage alternative forms of transportation and minimize the need for single-occupant vehicles could significantly help in mitigating the effects of a growing population on water quality conditions in the city. ▪ The City could review its impervious area and vegetation clearing standards in LDR areas overlying the CARA in association with Alternatives 1 and 3. ▪ The City could require use of the 2012 Ecology manual or equivalent in the Planned Action Area prior to 2016 when it is required under NPDES, by including it in the PAO until such time as the City adopts the manual citywide. 			
Plants and Animals			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ Overall loss and fragmentation of habitat and landscape-scale habitat corridor connections, and associated reduction of habitat quality 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> ▪ Reduced vegetative cover and connectivity from development in Low Density Residential area ▪ Degradation of in-stream habitat from residential development (Cold Creek, Bear Creek) and associated fish impacts 	<ul style="list-style-type: none"> ▪ Reduced impacts from development in Woodland Residential area 	<ul style="list-style-type: none"> ▪ Reduced vegetative cover and connectivity from development in Low Density Residential area ▪ Degradation of in-stream habitat from residential development (Cold Creek, Bear Creek) and associated fish impacts
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> ▪ The CBD is already urbanized. Water quality is expected to improve as noted above. City critical area and shoreline standards should protect vegetation along water bodies. 	<ul style="list-style-type: none"> ▪ Shoreline and critical areas regulations would apply; some would be amended consistent with the City's Best Available Science review. A Planned Action for this area under Alternative 2 will encourage development in an area that already supports high intensity uses, so impacts to plants and animals from new development would be minimal. 	<ul style="list-style-type: none"> ▪ Similar to Alternative 1 in regulatory protections, with greater housing and employment growth in an area where impacts from new development are anticipated to be minimal.
Mitigation Measures	Incorporated Plan Features – Alternative 2 <ul style="list-style-type: none"> ▪ Enhanced critical area buffers for streams, wetlands, and FHWCA ▪ New clearing and grading ordinance to limit vegetation clearing 		

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Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / <u>Planning</u> <u>Commission Recommended</u> <u>Alternative</u>	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
	<p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> ▪ Existing critical area buffers and shoreline master program regulations ▪ Existing regulation under CWA Sections 404 and 401 <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> ▪ The City could consider incorporation of incentives to improve buffer conditions in areas with existing degraded functions. These incentives could allow for a reduction in buffer width or continuation of existing non-conforming buffer widths provided that buffer restoration was also incorporated into redevelopment. ▪ Landscaping associated with new development, as well as park spaces, should incorporate native planting, snags, logs, and other special habitat features to improve habitat functions and values. ▪ To mitigate some of the impacts that typically occur with high intensity land use, the city could invest in education and outreach materials to encourage good stewardship practices by individual residents. This could include: providing property owners with educational resources to encourage native plant use and backyard habitat projects; installing interpretive signage along trails and/or within parks; and incorporating community garden spaces into parks. 		
Land Use			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ All three alternatives assume an increase in population and employment over the study period up to 2035. As a result of the expected growth, vacant areas would develop with planned residential and commercial uses, developed areas could redevelop and intensify, and areas with new development would see an increase in activity in the localized area. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> ▪ Provides capacity to add 2,840 dwellings (buildable capacity for 2,615 dwellings and 225 pending units), and 4,889 jobs (buildable capacity for 4,476 jobs plus 413 jobs via approved permits). ▪ Focus new housing and job growth in the CBD and GB zones. ▪ However, the City's future character would continue to be single-family residential and industrial. 	<ul style="list-style-type: none"> ▪ Provides capacity to add 3,322 dwellings (buildable capacity for 3,097 dwellings and 225 pending units), and up to 5,846 jobs (buildable capacity for 5,433 jobs plus 413 jobs via approved permits). ▪ Similar to Alternative 1, but greater amount of mixed-uses in the CBD and GB districts. ▪ Greater opportunities for commercial and mixed-uses in the Riverfront AMU and commercial uses in the Regional Retail Overlay, and correspondingly less Industrial uses ▪ Continues to have nearly two-thirds of its acres in single-family residential uses. 	<ul style="list-style-type: none"> ▪ Provides capacity to add 3,307 dwellings (buildable capacity for 3,090 dwellings and 225 pending units), and up to 14,415 jobs (12,944 jobs plus 1,471 jobs pending). ▪ Same land use plan and zoning as Alternative 1, but future dwellings similar to Alternative 2. ▪ Increased intensity Alternative 3 with increased height in CBD and GB zones, achieving six stories and 75-80 feet in height. ▪ Shadow platting could lead to more efficient R-4 densities in Low Density Residential area in eastern Woodinville.

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Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / Planning Commission Recommended Alternative	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> Alternative 1 provides the least housing and jobs. Alternative 1 maintains the present height and FAR incentive system. 	<ul style="list-style-type: none"> Under Alternative 2, 1-acre densities would be long-term future in eastern Woodinville, Proposed ADU code amendments and cottage allowances provide more options for housing in single family areas. More variety and affordability in housing is anticipated with the updated downtown incentive system. Alternative 2 provides greater growth in the CBD than Alternative 1 and less than Alternative 3. Growth would be incentivized by a Planned Action and amended mixed-use incentives. 	<ul style="list-style-type: none"> Alternative 3 provides the most housing and jobs. Alternative 3 would provide greater height for a sixth added story in the CBD.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> Alternative 2 provides incentives for Sammamish River public access and habitat enhancement along with mixed-uses as part of the Riverfront AMU. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> Woodinville’s subarea plans provide policies and guidance for development in mixed-use areas, shorelines, and portions of the UGA. Woodinville’s Zoning Code that provides permitted uses, density and dimensional standards, and design guidelines for new development. <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> None. 		
Plans and Policies			
Impacts of Each Alternative: Citywide: GMA	<ul style="list-style-type: none"> Alternative 1 meets GMA goals to focus growth in urban areas, protect rural character, and promote environmental quality. With optimal implementation of the City’s downtown plans jobs targets can be met at 2031 and 2035. 	<ul style="list-style-type: none"> Under Alternative 2 densities would be maintained at lower levels in eastern Woodinville where R-1 zoning is prevalent, due to environmental and practical constraints. New housing options in single family and mixed-use areas. 	<ul style="list-style-type: none"> Alternative 3 is similar to Alternative 1, but would meet 2035 planning estimates. Given its high growth it would not meet City transportation concurrency requirements.

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Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / <u>Planning Commission Recommended</u> <u>Alternative</u>	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
	<ul style="list-style-type: none"> ▪ Alternative 1 meets 2031 housing targets but does not provide sufficient housing capacity by the year 2035; it partially meets the GMA housing goal. ▪ Comprehensive Plan inventories and elements would not be updated. Goals and policies would not be updated to meet more recent GMA and PSRC requirements. ▪ Capital Facility Plan (CFP) and parks plans would not be advanced to fully support growth over the 20-year period. ▪ Transportation LOS and concurrency provisions could be met. ▪ Consistent with policies regarding compact growth such as that planned in Downtown, and partially consistent with other topics regarding environmental conditions, infrastructure, etc. 	<ul style="list-style-type: none"> ▪ Alternative 2 meets housing and employment targets and 20-year estimates. ▪ Most consistent with VISION 2040 since it updates policies and plans. ▪ Alternative 2 is the most consistent with PSRC and Countywide Planning Policies since it updates plans and policies. 	<ul style="list-style-type: none"> ▪ Alternative 3 would provide for shadow platting in eastern Woodinville to identify areas that may be suitable to achieve the Comprehensive Plan density range of up to 4 units per acre. ▪ Consistency with VISION 2040 and Countywide Planning Policies.
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> ▪ Retains Downtown plans applicable to the CBD and provides opportunity for most concentrated residential growth in City. 	<ul style="list-style-type: none"> ▪ Plans for an intensification of growth in the CBD in particular to meet land use, housing, and economic development goals. Incentives growth through planned action and density and height incentives. 	<ul style="list-style-type: none"> ▪ Most CBD growth and with greatest height and intensity. ▪ Not anticipated to be consistent with Transportation Concurrency requirements due to its level of growth and cost of infrastructure improvements,
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> ▪ All alternatives can provide capacity to meet 2031 King County growth targets. Alternatives 2 and 3 provide sufficient housing and employment capacity to meet planning estimates for the year 2035. ▪ Alternative 2 provides a more simplified land use and zoning map, and simplified permitted use and development standards to improved code implementation. 		

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Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / <u>Planning</u> <u>Commission Recommended</u> <u>Alternative</u>	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
	<ul style="list-style-type: none"> ▪ While reducing the option for higher densities in eastern Woodinville, Alternative 2 provides for greater housing choices including adding mixed-uses in the GB and Riverfront AMU districts, updating ADU standards, and allowing and Cottage Housing in single family areas. ▪ Alternative 2 anticipates the City-King County joint study of the Sammamish River valley which could help coordinate land uses. ▪ Alternative 3 incentivizes office and commercial growth in the CBD and GB zones. ▪ Alternative 3 provides the possibility for considering a more efficient future residential pattern with shadow platting in the R-1 area. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> ▪ Woodinville’s subarea plans provide policies and guidance for development in mixed-use areas, shorelines, and portions of the UGA. ▪ Woodinville’s Zoning Code provides permitted uses, density and dimensional standards, and design guidelines for new development. <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> ▪ Updated Comprehensive Plan elements could be matched with Alternatives 1 and 3 to improve consistency with state and regional growth management goals. ▪ Land use, zoning, and code amendments could be integrated with Alternative 1 to help achieve 2035 housing estimates. ▪ The Sustainable Development Study (2007) could be a source of location options for clustered development at urban densities in eastern Woodinville. Due to environmental constraints such clustering would be limited in applicability. ▪ If additional funding sources and regional cooperation can be achieved, transportation concurrency could be met with Alternative 3; however, land use changes along the lines of Alternative 2 would result in less infrastructure needs. 		
Aesthetics			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ Under all alternatives, new development is anticipated in the City, primarily multistory residential or mixed-use buildings in commercial and mixed-use areas. The corresponding increased density and building heights would impact aesthetic character. ▪ Design standards would improve the character of each district. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> ▪ In general, development under the No Action Alternative would result in a development pattern and visual character that is similar to existing conditions and recent development trends. ▪ The CBD will have mixed-use higher intensity development up to five stories in height. ▪ GB will have new service and office uses. 	<ul style="list-style-type: none"> ▪ With the exception of those areas covered by a mixed-use zoning overlay, Alternative 2 is anticipated to result in a visual character somewhat different from the current pattern. ▪ CBD development would be similar in height and intensity as the No Action Alternative but more extensive with the incentive of the planned action. 	<ul style="list-style-type: none"> ▪ The proposed building heights in Alternative 3 will allow for one additional floor of construction (up to six floors and up to 75-80 feet) for office development.

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Element of Analysis	Alternative 1 Current Comprehensive Plan Capacity (No Action)	Alternative 2 Refined Comp Plan with Conceptual Land Use Changes / <u>Planning Commission Recommended Alternative</u>	Alternative 3 Current Comp Plan with Downtown and Infill Emphasis
	<ul style="list-style-type: none"> ▪ The TBD will have infill commercial and mixed-use development. ▪ Industrial districts will have some increased development and redevelopment. 	<ul style="list-style-type: none"> ▪ The GB zone will assume some new commercial development plus some multistory office and mixed-use development with residential. ▪ The Riverfront AMU District will assume some conversion of industrial uses to a mix of small scale retail, office, and multifamily uses. ▪ The Regional Retail Overlay District will assume redevelopment of industrial uses to regional-scaled retail developments. ▪ A greater number of ADUs will be built in Alternative 2. Cottage housing provisions for the single family residential zones will encourage some new cottage housing development in these zones. ▪ The R-1/Woodland Residential designation will reduce the number of new residential units over the No Action Alternative. ▪ Under Alternative 2, building heights similar to the Industrial district are proposed in the Riverfront AMU district. 	<ul style="list-style-type: none"> ▪ Alternative 3 will assume additional multistory office, residential, and mixed-use development in the CBD above the other alternatives. While this will change the character of the area over current conditions, the existing design standards will ensure that new development is more compact and pedestrian friendly in form.

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Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> The compact form of development anticipated under existing design standards are expected to improve the visual character of the CBD. 	<ul style="list-style-type: none"> Under Alternative 2, additional multistory buildings will be developed within the CBD over the No Action Alternative. The compact development form and design standards are expected to improve the visual character of the CBD. Existing design standards emphasizing façade articulation and modulation will minimize visual impacts associated with additional multistory buildings in the CBD. 	<ul style="list-style-type: none"> Alternative 3 assumes more multistory development in the CBD than the other alternatives. Existing design standards will ensure that new development is more compact and pedestrian friendly, which is expected to improve the visual character of the CBD.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> Alternative 2 includes updates to Community Design policies in the combined Land Use and Community Design Element. Alternative 2 updates permitted uses tables and associated performance standards to help implement the Vision Statement and meet community goals to create attractive functional mixed-use areas and respect the character of residential neighborhoods. <p>Existing Regulations and Commitments</p> <p>The following provisions of the Woodinville Municipal Code address the character and form of development in Woodinville:</p> <ul style="list-style-type: none"> WMC Chapter 21.08, Permitted Uses. WMC Chapter 21.12, Density and Dimensions. WMC Chapter 21.14, Design Requirements. WMC Chapter 21.15, Tree Protection. WMC Chapter 21.16, Landscaping. WMC Chapter 21.20, Signs. <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> Update the Commercial Design Guidelines to address site design issues associated with the envisioned mixed-use development in the GB District (Little Bear Creek area). Apply the Commercial Design Guidelines to Regional Retail developments within the Industrial District and integrate new design parameters that mitigate the impacts of large buildings and parking areas on the visual environment. Apply the Commercial Design Guidelines to the Riverfront AMU zone and add new design provisions. Add special design and dimensional standards for cottage housing developments. 		
Transportation			
Impacts Common to All Alternatives	<p>Baseline transportation improvements assumed under each Alternative were identified as known and funded transportation improvement projects by the City of Woodinville. These include:</p>		

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	<ul style="list-style-type: none"> ▪ Widening and signal improvements from 156th Avenue NE to 171st Place NE along Woodinville-Duvall Road. ▪ Arterial calming, pedestrian, and roundabout treatments along NE 171st Street from 133rd Avenue NE to 137th Avenue NE. ▪ Widen the SR 202 bridge crossing over the Sammamish Slough to five lanes. ▪ As redevelopment occurs, widen SR 202 to a three-lane section from NE 145th Street to NE 175th Street to accommodate safe access/ingress along this corridor. ▪ Complete Remaining Safety Projects from the 2009 TMP, including: <ul style="list-style-type: none"> ○ Turning restrictions or signal control at 152nd Avenue NE and Woodinville-Duvall Road. ○ Guardrail installation along Woodinville-Snohomish Road from NE 200th Street to Woodinville City limits. ○ Regrade 156th Avenue NE from Woodinville-Duvall Road to NE 190th Street to improve entering sight distance requirements for 35 mph. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> • Although baseline improvements comprise a significant investment in transportation infrastructure, spot intersection improvements would remain under the No Action Alternative, to serve projected growth. Four additional improvements would be needed above baseline improvements. 	<ul style="list-style-type: none"> • Alternative 2 updates the Transportation Element of the Comprehensive Plan integrating the TMP and the results of the rebalancing of growth compared to the medium alternative of the TMP. As a result, the number and type of improvements are slightly reduced compared to the TMP. ¹ • Beyond those improvements noted above with Alternative 1, additional interchange, arterial, and intersection needs would be required to meet adopted level of service deficiencies that are generated by land use forecasts predicted by 2035 under Alternative 2. In addition to the improvements noted in Alternative 1, eight additional improvements would be needed. 	<ul style="list-style-type: none"> • In addition to approximately twelve additional intersection LOS needs, a new SR 522 overcrossing, additional freeway interchange improvements at both SR 522 junctions, and other major arterial widening previously identified in the 2009 TMP would be required to address forecasted LOS deficiencies under Alternative 3. Even with these improvements, several locations would not meet adopted LOS standards. Given the fact that the infrastructure costs needed to address these freeway, interchange, arterial, and intersection improvements would not be financially viable (\$100 million beyond local funds and arterial improvements), this Alternative was not deemed to meet concurrency standards

¹ Total Net Increase in PM Peak Trips from 2009 TMP for Alternative 2 - 3,610
Total Net Increase in PM Peak Trips from DEIS Alternative 2 - 3,485

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		<ul style="list-style-type: none"> Within the Northern UGA, Snohomish County has deemed a segment of Woodinville-Snohomish Road to be at Ultimate Capacity and is no longer considering any arterial improvements. If the City annexes this area, the City would need to widen the arterial from its 5-lane section north of NE 195th Street to just south of 240th Street SE, to serve land use growth forecasted with Alternative 2 or 3. 	<p>in the 2009 TMP, and therefore, would not be a viable alternative to implement.</p>
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> The CBD was studied cumulatively as part of the citywide analysis. Since CBD growth makes up more than half of the growth in units and jobs, it drives some of the results above. Intersection results show some failures in and near the CBD due to growth that can be mitigated by the improvements associated with the alternative. 	<ul style="list-style-type: none"> Growth in the CBD makes up more than half the growth in this alternative, similar to Alternative 1, but is higher. The intersection results are similar to Alternative 1 but there are more improvements needed to serve the planned growth. 	<ul style="list-style-type: none"> Growth in the CBD is the highest studied and makes up three-fourths of the growth studied citywide. Employment is particularly emphasized. The amount and mix of growth leads to the highest number of deficiencies under the City's LOS and a project list that is infeasible in terms of funding levels.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> Alternative 2 updates the Transportation Element of the Comprehensive Plan integrating the TMP and the results of the rebalancing of growth compared to the medium alternative of the TMP. Alternative 2 provides a new multimodal LOS policy. The proposed Parks, Recreation, and Open Space plan associated with Alternative 2 identifies additional nonmotorized projects. Alternative 2 updates the CFP to help advance the TIP and TMP implementation. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> The City has an adopted TMP and street design standards. The City addresses concurrency for transportation in WMC Chapter 21.28. The City of Woodinville has five affected worksites as of 2009 that currently participate in the City's Commute Trip Reduction program. Several agencies support transportation demand management activities, including the State Department of Transportation and King County Metro Transit. 		

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Other Potential Mitigation Measures			
See required improvements listed under each alternative in the impact section to achieve LOS and concurrency standards.			
Public Services: Parks and Recreation			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ Added population requires additional parks and recreation investment in order to maintain existing level of service standards. ▪ In addition maintenance and operations will be impacted to manage the new acreage of parks and any added trail mileage. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> ▪ Creates a net demand for 51.3<u>50.6</u> acres of parks and recreation. 	<ul style="list-style-type: none"> ▪ Creates a net demand for 60.8<u>0</u> acres of parks and recreation. 	<ul style="list-style-type: none"> ▪ Creates a net demand for 60.7<u>59.9</u> acres of parks and recreation.
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> ▪ Creates a demand for <u>31.5</u> acres of parks and recreation or 61% of citywide demand. 	<ul style="list-style-type: none"> ▪ Creates a demand for <u>37.8</u> acres of parks and recreation or 62% of citywide demand. 	<ul style="list-style-type: none"> ▪ Creates a demand for 52<u>51.9</u> acres of parks and recreation or 86% of citywide demand.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> ▪ The Parks and Recreation Element is being updated as part of the 2015 Comprehensive Plan Update. ▪ The 2014 PRO Plan Update helps align parks planning with the attitudes and desires of residents while remaining compatible with future and existing land use. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> ▪ WMC 3.36 Park Impact Fee - The City has adopted park impact fees for residential development. ▪ Per WMC 20.06.170 all subdivisions shall provide on-site recreation and trail corridors. ▪ Per WMC 21.14.851 Residential open space, multifamily development is required to provide usable open space. <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> ▪ The City could pursue parks and recreation improvements to expand capacity of the City's system, by investing in existing sites and facilities and adding sites and facilities based on community needs expressed in the PRO plan. ▪ The City could amend its impact fee to address the demand for facilities from commercial and industrial employee growth. 		
Public Services: Schools			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ Population growth will increase the use of existing school facilities and create a need for development of new or expanded educational facilities to accommodate increasing enrollment levels. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> ▪ Generates 1,020 net additional enrollments and a need for 39 classrooms. 	<ul style="list-style-type: none"> ▪ Generates 1,189 net additional enrollments and a need for 46 classrooms. 	<ul style="list-style-type: none"> ▪ Similar to Alternative 2 with 1,187 net students and need for 46 classrooms.
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> ▪ Generates about half of the expected student enrollment and 22 of citywide classrooms. 	<ul style="list-style-type: none"> ▪ Generates just over half of the expected student enrollment and 26 of citywide classrooms. 	<ul style="list-style-type: none"> ▪ Generates most of the expected student enrollment and 36 of citywide classrooms.

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Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> The Comprehensive Plan update will include a capital facilities element in accordance with the GMA. This element analyzes the need for future capital improvements to support development goals and achieve needed capacity improvements as growth occurs. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> WMC 22.20 School Impact Fees – The City has adopted school impact fees for the Northshore School District. WMC 21.28. 160 School Concurrency Standard – Capacity for students is to be in place at the time of the development or within six years. <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> The Northshore School District will need to continue monitoring generation rates and adjust facility and maintenance planning accordingly. The District is planning a grade reconfiguration to balance capacity at schools serving Woodinville residents. 		
Public Services: Municipal Facilities			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> All alternatives would increase demand for municipal services. All three alternatives meet level of service standards, with excess capacity remaining. The identified level of service adopted for Public Works shop & equipment space is 2,000 square feet per 1,000 residents. Woodinville is currently not providing service at this standard. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> Alternative 1 will induce demand for public services, administration, and public works. As population increases, the need for more staff and facility resources will grow as well. 	<ul style="list-style-type: none"> Same as Alternative 1, but Alternative 2 would produce a greater demand. 	<ul style="list-style-type: none"> Alternative 3 would produce greater demand in residents than Alternative 1 and a similar demand to Alternative 2. It would have higher employment demand.
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> CBD would accommodate just over half of citywide growth. This would increase the demand for municipal services, though less than Alternatives 2 and 3. 	<ul style="list-style-type: none"> Similar to Alternative 1 but slightly higher housing growth and moderate employment growth. 	<ul style="list-style-type: none"> Similar to Alternative 2 in terms of housing demand but greatest employment demand. Would have greatest impact on municipal and public works services.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> The Comprehensive Plan update will include a capital facilities element in accordance with the GMA. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> WMC 21.28 Adequacy of Public Facilities and Services WMC 21.25 Essential Public Facilities 		

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Other Potential Mitigation Measures			
<ul style="list-style-type: none"> The City could adopt levels of service consistent with the size of present facilities that were built with future populations in mind, particularly for the public works shops building. Or, alternative level of service measures could be developed that are related to the City services the Public Works Department provides such as miles of road to maintain, acres of parks to maintain, and extent of stormwater system. 			
Public Services: Police and Fire			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> As population grows, there will be an increase in calls for police, fire, and medical emergency services in Woodinville. 		
Impacts of Each Alternative: Citywide	<ul style="list-style-type: none"> Alternative 1 would create a demand for 7 new officers and 6 new vehicles. Alternative 1 would create a demand for 30 new firefighters and 2 new facilities. 	<ul style="list-style-type: none"> Alternative 1 would create a demand for 8 new officers and 7 new vehicles. Similar to Alternative 1 but with 35 firefighters needed. 	<ul style="list-style-type: none"> Same as Alternative 2 based on population demand. Similar to Alternative 2, demand for 35 firefighters and 2 facilities.
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> The CBD would be the location of the greatest demand for fire and police services. Development in the center of the community would occur in proximity to existing police and fire protection facilities in the Downtown. Alternative 1 has the lowest growth and lowest demand. 	<ul style="list-style-type: none"> Alternative 2 would have more than half of the residential and employment growth in the CBD, and would have similar but greater impacts on service than Alternative 1. 	<ul style="list-style-type: none"> Alternatives 2 and 3 greater and nearly similar demand in terms of housing. Alternative 3 would have the greatest employment demand. Employment growth would mean additional need for fire inspections.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> The Comprehensive Plan update will include a capital facilities element in accordance with the GMA. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> Title 15 WMC buildings and construction, including Fire and Building Codes WMC 21.28.130 Adequate fire protection <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> The City could adopt levels of service standards for police and fire protection in its Comprehensive Plan Update. The proposed Comprehensive Plan Capital and Public Facilities Element proposes a standard for police based on call volume per officer, and level of service standards established by the Woodinville Fire & Rescue District established in its most recent Annual Report (2013). The City should design street layouts and recreation areas that promote visibility for residents and police. Street and sidewalk lighting and safety measures for vehicles, cyclists, and pedestrians should be implemented. 		

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Utilities: Stormwater, Water Sewer			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ All three alternatives would increase the demand for water, sewer, and stormwater service. 		
Impacts of Each Alternative	<ul style="list-style-type: none"> ▪ Creates a demand for 225.9 annual millions of gallons of water. ▪ Net increase in 184.4 millions of gallons annually of wastewater. ▪ If the Comprehensive Plan LDR allowance of 1-4 units per acre were implemented, the impervious area could increase. ▪ Most growth is anticipated in mixed-use commercial areas which are already highly impervious. In these areas, water quality is anticipated to improve as the City's stormwater standards are implemented. In these areas, water quality is anticipated to improve as the City's stormwater standards are implemented. 	<ul style="list-style-type: none"> ▪ Creates a demand for 263.4 annual millions of gallons of water. ▪ Net increase in 215.1 millions of gallons annually of wastewater. ▪ Stormwater impacts would be similar to Alternative 1, but less in the R-1 zoned areas. Most growth would be mixed-use in the CBD, GB, TBD and Riverfront AMU. 	<ul style="list-style-type: none"> ▪ Creates a demand for 263.0 annual millions of gallons of water. ▪ Net increase in 214.7 millions of gallons annually of wastewater. ▪ Stormwater impacts would be similar to Alternative 1.
Impacts of Each Alternative: CBD	<ul style="list-style-type: none"> ▪ Development in the center of the community would occur in proximity to existing infrastructure. Alternative 1 has the lowest growth and lowest demand. ▪ Growth focused in the CBD would largely occur on existing impervious area, and would result in improvements in water quality as the CBD redevelops and the City's stormwater regulations are implemented. 	<ul style="list-style-type: none"> ▪ Impacts would be similar to Alternative 1 but with greater service demand due to greater growth. More growth would be located in the CBD where existing infrastructure is more available. ▪ Redevelopment should improve water quality over time. 	<ul style="list-style-type: none"> ▪ Nearly similar housing demand as Alternative 2 though Alternative 3 would have the greatest employment demand. ▪ Greater building heights may increase the need for adequate fire flow, especially with Alternative 3, which would increase heights in the CBD by one story.

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Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> ▪ See Section 3.2, Water Resources. In addition, the Comprehensive Plan update will include a capital facilities element in accordance with the GMA. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> ▪ WMC 21.28 Adequacy of Public Facilities and Services ▪ WMC 21.25 Essential Public Facilities ▪ WMC 20.06.120 Water and sewer standards ▪ Stormwater Management Plan, 2010, provides a capital plan for addressing long-term stormwater quality and quantity management ▪ WMC 13.03 Storm and Surface Water Utility ▪ WMC 20.06.120 Water and sewer standards <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> ▪ Water conservation efforts will contribute to more efficient use and movement of water. ▪ See also mitigation measures in Section 3.2. 		
Power, Telecommunication, and Solid Waste Utilities			
Impacts Common to All Alternatives	<ul style="list-style-type: none"> ▪ Under all alternatives, the increase in population and employment will create a demand for power and telecommunication services as well as solid waste generation. 		
Impacts of Each Alternative: Citywide and CBD	<ul style="list-style-type: none"> ▪ Would require less investment citywide due to least growth of studied alternatives. ▪ CBD infill development would increase densities and create demand for power and telecommunication services. 	<ul style="list-style-type: none"> ▪ Similar to Alternative 1 with greater citywide demand. ▪ Greater opportunities for mixed-use development in the CBD where greater growth is planned. Additional opportunities for mixed-use in GB, Riverfront AMU, and Regional Retail Overlay would increase demand for power and telecommunication services. 	<ul style="list-style-type: none"> ▪ Alternative 3 is similar to the housing growth of Alternative 2 but has much higher employment demand, and would likely have the greatest demand for power and telecommunications, particularly in Downtown and the Northwest Gateway.
Mitigation Measures	<p>Incorporated Plan Features</p> <ul style="list-style-type: none"> ▪ GMA requires all Comprehensive Plans to include a Utilities Element that provides goals and policies to guide provision of electrical, natural gas, and telecommunications services in the City. <p>Existing Regulations and Commitments</p> <ul style="list-style-type: none"> ▪ WMC 15.39 Utility Requirements ▪ WMC 3.33 Utilities Tax ▪ WMC 12.30 Public Utility and Telecommunications Right of Way Use <p>Other Potential Mitigation Measures</p> <ul style="list-style-type: none"> ▪ Implement the recommendations of the 2013 Comprehensive Solid Waste Management Plan in the City's recycling program. 		

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Source: BERK Consulting, 2014

1.8 Significant Unavoidable Adverse Impacts

Earth

All alternatives would result in increased urbanization in the City, with a corresponding increase in impervious surfaces, reduction in vegetative cover, and changes in hydrology. One unavoidable impact would be an increase in erosion and sedimentation. This would be mitigated to some degree by development standards and restrictions under the City's Critical Areas Regulations. A greater population would also be at risk from the adverse impacts of damage to buildings and infrastructure should an earthquake or landslide occur.

In general, alternatives that allow for the greatest amount of new development have the greatest potential for adverse impacts on geologic hazards. On the other hand, alternatives that focus new development away from existing geologic hazards and/or in areas that already support high-intensity urban uses minimize these impacts. Accordingly, Alternative 3 would be expected to have the greater impact on erosion and landslide hazards since it allows for the potential for greater residential densities in the east where there are landslide, erosion, and seismic hazards, and greater employment in liquefaction areas, while Alternative 2 would be expected to have less density in residential areas to the east and moderate employment planned in liquefaction hazard areas.

Water Resources

Under Alternatives 1 and 3, an increase in impervious surface coverage would be expected to accompany more dense residential development in the northeastern quadrant of the city. Although stormwater and tree retention provisions would apply, the increased impervious area and reduced forest cover would be expected to reduce infiltration of groundwater to the Cold Creek Aquifer or Qva aquifer; this effect could be reduced by limiting impervious area and vegetation clearing. A reduction in infiltration to the Cold Creek aquifer would reduce groundwater discharge to Lake Leota and Cold Creek. The reduction in groundwater may in turn increase stream temperatures and reduce the availability of cold water refugia for salmon downstream in Bear Creek. Additionally, increased residential densities overlying the aquifer increase the likelihood of groundwater contamination.

Significant adverse effects to water resources are not anticipated from the intensification of residential and commercial densities in the existing downtown and industrial areas, which would be expected under Alternatives 2 and 3. In these areas, which already have extensive impervious surface coverage, stormwater standards associated with redevelopment are expected to result in an improvement in stormwater infiltration and treatment.

Plants and Animals

All three alternatives would cause some cumulative and unavoidable impacts to plants and animals. These include increased human activity associated with more dense development, which could result in long-term disturbance to sensitive wildlife species within existing riparian and wildlife corridors. Cumulative impacts such as habitat fragmentation and disturbance generally occur as a watershed is developed. While these impacts cannot be wholly avoided, they can be minimized and mitigated. Zoning changes or land use designations under each alternative allow the City to minimize impacts to plants and animals through targeted placement of higher intensity land uses and by redevelopment meeting the City's buffer standards. All alternatives would maintain critical area buffer requirements as redevelopment occurs; these regulations require new development to avoid, minimize, and mitigate for impacts. Alternative 2 would further amend regulations to address a Best Available Science review.

Some loss of existing forest and shrub patches would occur during redevelopment. However, redevelopment would be in compliance with Woodinville building, land use, and Critical Areas Regulations. Urban growth can impact plants and animals; landscape-scale planning that considers natural resource sensitivity and existing infrastructure can minimize the unavoidable impacts of urbanization.

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Even with the implementation of stormwater standards and tree protection standards, increased population density and impervious surfaces would be expected to contribute to increase pollutant loadings to watercourses and wetlands. This effect could be reduced by limiting impervious area and vegetation clearing.

In general, alternatives that allow for the greatest amount of new development on vacant and partially developed lands have the greatest potential for adverse impacts on plants and animals; in areas of redevelopment improved water quality and enhanced buffer conditions could alternative improve conditions. Alternative 3 would be expected to have the greatest impact to plants and animals by adding the greatest amount of growth both in lower density and higher density areas. Alternative 2 retains and expands low density zoning over a sensitive CARA, and concentrates new development in areas with existing impervious surface coverage. Alternative 2 would be the lowest impact alternative.

Land Use

Over time, the implementation of any of the alternatives could irreversibly commit vacant, partially developed, and redeveloped properties to additional or new single-family, multifamily, commercial, mixed, and industrial uses. Under all of the alternatives, the study areas will experience development and greater urbanization over time.

Plans and Policies

With implementation of mitigation measures, no significant unavoidable adverse impacts are anticipated with regards to future plan consistency under any of the alternatives.

Aesthetics

New commercial, residential and mixed-use development will occur in Woodinville in variable scales between the alternatives. Such development will change the character of the City, particularly in the commercial and mixed-use areas where multistory buildings will replace single story developments. With existing and proposed mitigation, particularly implementation of the existing Commercial Design Standards and proposed updates, aesthetic impacts resulting from the Proposal are anticipated to be less than significant. The existing Commercial Design Standards' emphasis on pedestrian access, human scale detailing, facade articulation and massing provisions to reduce the perceived scale of buildings, Northwest Woodland character provisions will help to mitigate design impacts of large buildings create a visual character and pedestrian environment that is superior to existing conditions overall.

Transportation

Implementation of any of the alternatives would result in increased traffic within the city, with the lowest increase occurring under Alternative 1 and the greatest increase occurring under Alternative 3. Although the effects of additional vehicles on traffic congestion can be mitigated to varying degrees through the recommended transportation improvements, the actual increase in traffic is considered a significant unavoidable adverse impact. The City of Woodinville experiences a significant level of regional traffic flow through the community, with an estimated 50 percent of all peak hour trips on arterials throughout the City network attributable to "through" traffic. A majority of this flow is traffic bypassing the regional freeway systems (namely the I-405 corridor) and utilizing other County, WSDOT, and local arterials that enter through Woodinville. It is expected even with the planned regional freeway interchange and capacity improvements this trend will continue.

Public Services and Utilities

Parks and Recreation

Implementation of any of the alternatives would result in added demand for parks and recreation resources, with the lowest increase occurring under Alternative 1 and similar increases occurring in Alternative 2 and 3. The effects of additional residents and employees can be mitigated through the implementation of the PRO Plan level of service standards and other mitigation measures.

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Schools

Implementation of any of the alternatives would result in increasing enrollment numbers in schools, with the lowest increase occurring under Alternative 1 and similar increases occurring in Alternative 2 and 3. Additional demand for education services can be mitigated with regular capital planning and application of concurrency and impact fees.

Municipal Buildings and Facilities

Implementation of any of the alternatives would result in added demand for capital facilities, with the lowest increase occurring under Alternative 1 and similar increases occurring in Alternative 2 and 3. The effects of additional residential, commercial, and retail needs can be mitigated through capital facilities planning.

Police and Fire Protection

Implementation of any of the alternatives would result in added demand for fire, police, and medical emergency services. These impacts would be unavoidable, in particular, in the areas with increased population density. Areas, such as the neighborhoods to the east, that will not see changes in land use patterns will not require as much additional attention. The effects of additional growth on police, fire and emergency medical services can be through capital facilities planning.

Water, Sewer, Stormwater

Implementation of any of the alternatives would result in added demand for capital facilities, with the lowest increase in demand for sewer and water occurring under Alternative 1 and similar increases occurring in Alternative 2 and 3. The effects of additional residential, commercial, and industrial needs can be mitigated through capital facilities planning.

All alternatives have the potential to increase impervious surfaces and need for stormwater management, particularly Alternatives 1 and 3 in eastern Woodinville; the impacts to the stormwater system can be mitigated with implementation of mitigation measures. Although stormwater and tree retention provisions would apply, the increased impervious area and reduced forest cover would be expected to reduce infiltration of groundwater per Section 3.2. All alternatives have the potential to improve water quality, particularly in the CBD and other highly developed mixed-use, commercial, and industrial areas that presently do not have water quality treatment measures in place currently.

Power, Telecommunication, and Solid Waste Utilities

Implementation of any of the alternatives would result in added demand for electricity, natural gas and telecommunications, with the lowest increase occurring under Alternative 1 and higher increases occurring in Alternative 2 and particularly Alternative 3. The effects of additional residents and employees can be mitigated through coordination with service providers and capital improvements planning.

2.0 PREFERRED ALTERNATIVE DESCRIPTION

2.1 Planning Commission Alternative

The Woodinville Planning Commission voted to recommend adoption of the Comprehensive Plan, as amended, at its meeting on March 18, 2015. The amended Plan is available online at <http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>.

The Planning Commissions amendments include:

- Selection of **Alternative 2, Option 1**, with revision to reduce Regional Retail Overlay to cover only the area north of 200th, as shown in the Future Land Use Map in Exhibit 2-1.
- **Land Use Element**
 - Policy addition on view corridors from SR-202 to the Sammamish River every 500 feet.
 - Revision to Goal LU-7, replace the word “cohesive” with “well-designed”
- **Transportation, Utilities, and Natural Environment Elements**
 - Transportation: Minor staff proposed edits to add a map of Street Classifications consistent with the Transportation Master Plan and clarifications to element text and policies.
 - Transportation, Utilities and Natural Environment: Policy and text amendments addressing fish passage barriers and river enhancement programs.
- **Multiple Elements**
 - Element Comparisons: Following a comparison of the existing Comprehensive Plan policies and Proposed Plan policies, some policies from the 2009 plan were added to the Proposed Plan regarding: land use compatibility, gateways, cultural resources protection, siting of essential public facilities, emergency planning/responses, water conservation, waste reduction, and habitat connectivity.
 - PSRC Responses to Comments: Addressing regional plan coordination, state facility levels of service, freight mobility, special needs, greater integration of multimodal levels of service into policies not just element text, wastewater treatment and conservation.
 - Staff errata to correct Parks inventory:
 - Add open space property (0.75 acres).
 - Add analysis of 20 year parks demand in addition to 10 year demand.
- **Capital Facilities Element**
 - **Sewer Policies:** Remove this policy (November 2014 Draft Number 6.1): Encourage conversion from on-site wastewater disposal systems as sewer lines become available.
 - **Streets, Parks, Stormwater Maintenance Services** level of service added to Element.
- **Adopt Parks, Recreation and Open Space Plan**, with similar edits as for Parks Element in Comprehensive Plan above. These changes include, but are not limited to:
 - Amending Figure 2 showing the future land use plan by replacing it with Alternative 2 Option 1 per Comprehensive Plan changes above.
 - Amending Appendix C and corresponding text with edits to correct the open space inventory and add Alternative 2 information as appropriate per Comprehensive Plan changes above.

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
PREFERRED ALTERNATIVE DESCRIPTION**

Alternative 2, Option 1 Description

Alternative 2 represents modifications to the City's current comprehensive plan land use designations to meet GMA growth targets, implement the City's community vision, and streamline the City's development regulations. These modifications would be focused on areas of the city already planned for employment and mixed-use development. Housing and employment growth would occur under this alternative as follows:

- 2006-2035 Housing Growth Target: 3,480 units, 2,682 Target Remaining 2012-2035
 - Net New Housing: 2,682-3,097 units
- 2006-2035 Employment Growth Target: 5,800 jobs, 5,028 Target Remaining 2012-2035
 - Net New Employment: 5,028-5,433 jobs

For both housing and jobs, the minimum range assumes meeting the minimum 2035 planning estimate with some implementation of proposed land use changes, while the upper range assumes moderate implementation of the land use plan changes. For purposes of the EIS, and for distinction from Alternative 1, the upper range of growth is studied with Alternative 2.

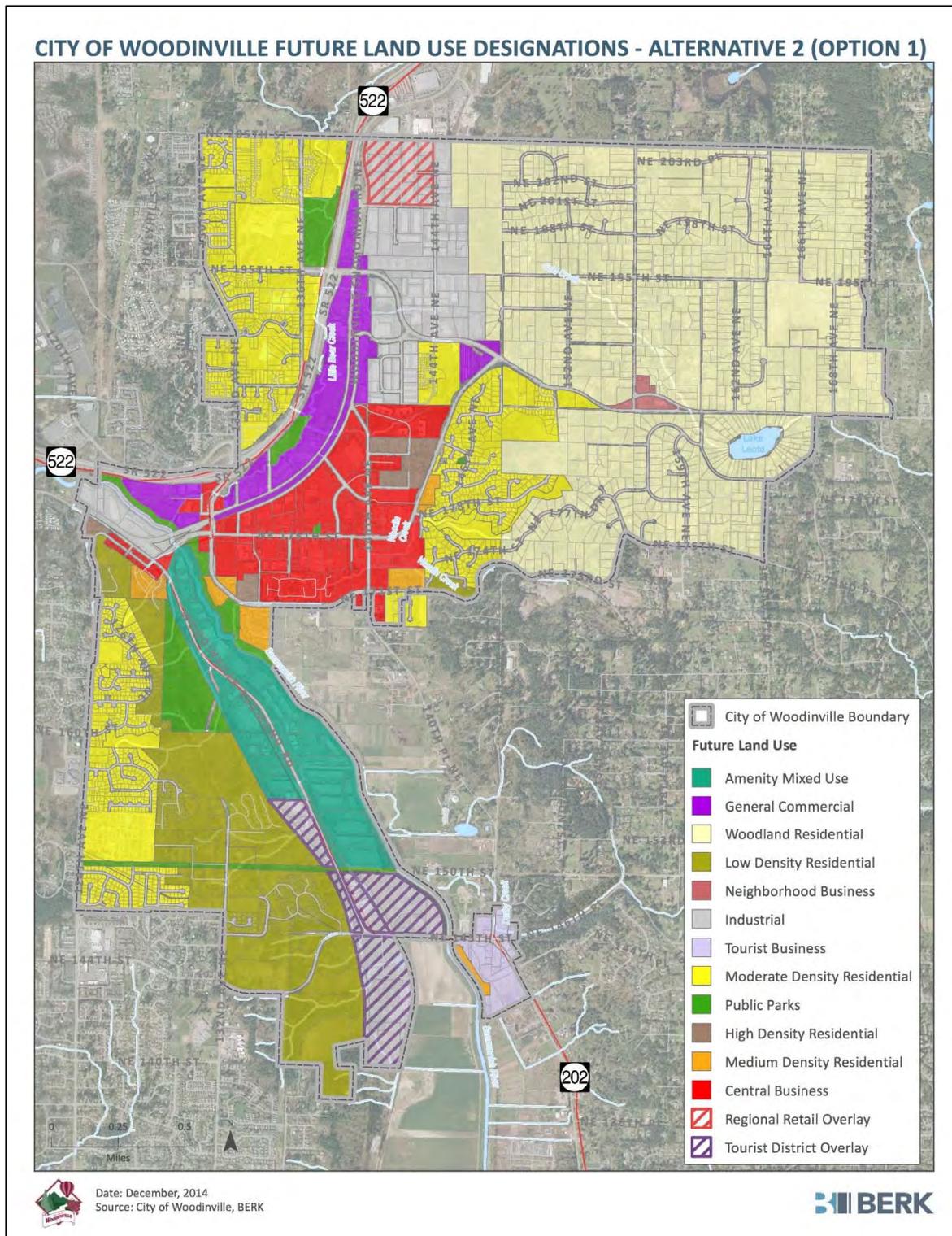
To accommodate projected housing and employment growth, Alternative 2 would include the following land use plan amendments:

- Creating a Riverfront Amenity Mixed Use (AMU) comprehensive plan land use designation and implementing zone designed to allow a gradual transition to amenity-oriented mixed-use development that incorporates retail, office, and residential uses without displacing existing uses. This new designation/zone would be applied to areas along the west side of the Sammamish River currently zoned Industrial, south of NE 175th Street and north of NE 145th Street. Alternative 2, Option 1 applies the AMU in the Southern Industrial area, but retains the Tourist Business Overlay/Industrial designation on the south.
- Allowing a Regional Retail Overlay for a portion of the North Industrial District to expand the tax base and expand employment opportunities. As amended by the Planning Commission, this would apply only to the area north of NE 200th Street.
- Alternative 2 would also amend the development regulations for the Industrial zone to allow a greater amount of office and commercial uses within the zone. This amendment would diversify the job mix in industrial areas and give potential employers more flexibility in locating or expanding their businesses;
- Allowing mixed residential/commercial uses in the GB zone.
- Amending the Northwest Gateway designations to allow retail or mixed-uses by applying GB designation instead of Industrial.
- Creating a 1-unit per acre residential land use designation matching the extent as the current R-1 zone rather than retaining a 1-4 unit dwelling unit per acre range in the Comprehensive Plan.
- Consolidating and simplifying land use designations. For example, Office and High Density Residential and Office would be redesignated to surrounding designations such as CBD or General Commercial. As another example, Open Space designations would be redesignated to the surrounding predominant designation.

Future Land Use Designations, as approved by the Planning Commission, are shown in Exhibit 2-1.

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
PREFERRED ALTERNATIVE DESCRIPTION

Exhibit 2-1. Planning Commission Alternative - Future Land Use Designations



Zoning amendments that implement the changes to the future land use map to accommodate the 2035 growth estimates are proposed concurrent with the Comprehensive Plan. Primarily these changes include:

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS PREFERRED ALTERNATIVE DESCRIPTION

- A new Amenity Mixed Use Zone (AMU) along the Sammamish River adding in mixed-use residential/commercial opportunities while continuing to support industrial and tourist uses.
- Added mixed-use residential allowances in the GB Zone west and north of the CBD.
- A new Regional Retail Overlay on the City's northern industrial area. As amended by the Planning Commission, this would only cover the area north of NE 200th Street.

In part to balance the City's exploration of a permanent R-1 acre lot residential zoning in east Woodinville (in place of a system that allows rezones to 4 units an acre where there are urban services), the City intends to evaluate opportunities to improve its accessory dwelling unit (ADU) provisions and its Downtown density and height incentives.

ADU code amendments refine the current zoning standards to protect neighborhood character, improve interpretation of the code, and to refine the permit process to help incentive its use in low density residential areas.

The purposes of proposed Downtown density and height incentives amendments are to:

- Simplify the densities and dimensions table and footnotes,
- Treat height and FAR bonuses in a coordinated manner rather than as separate systems,
- Add needed definitions, e.g. affordable housing, and
- Weight the cost of providing the public benefit more closely to greater achievement of height or FAR.

Also proposed as part of the Alternative 2 zoning code amendments are recommendations to simplify the permitted uses table for greater readability and usability.

The City has also evaluated its critical areas ordinance following a best available science (BAS) review, and a gap analysis identifies proposed critical areas ordinance amendments considered part of Alternative 2.

See proposed code amendments circulated under separate cover concurrent with this DEIS; proposed code amendments are available in the same locations as the EIS identified in the Fact Sheet of this EIS.

The City would adopt SEPA tools such as a PAO or mixed-use/infill exemption where development that meets required standards and mitigation measures would have a streamlined SEPA process in the CBD. In addition to incentivizing residential uses in the CBD, the PAO or exemption would promote additional office space in the CBD zone. See Appendix A for the PAO approved by the Planning Commission.

2.2 City Council Alternative

The City Council is considering the range of alternatives and is anticipated to select an alternative or features of alternatives in the range studied.

3.0 CLARIFICATIONS AND CORRECTIONS

This Chapter provides clarifications and corrections to the Draft Environmental Impact Statement (DEIS) due to responses to comments or due to review by City staff or consultants. Changes are noted in the order of the DEIS Chapters and subsections, and provide track changes. The clarifications and corrections do not change the order of magnitude analysis of the DEIS Alternatives. In some cases impacts are reduced by the addition of additional mitigation measures or based on corrected information.

3.1 Fact Sheet

Add the following firm to “Authors and Principal Contributors to the EIS”:

Transportation Engineering Northwest (TenW)

PO Box 65254
Seattle, WA 98155
(206) 361-7333
(Transportation)

3.2 Chapter 1: Summary

See Chapter 1 which includes track changes identifying clarifications or corrections to the DEIS.

3.3 Chapter 2: Alternatives

No changes proposed.

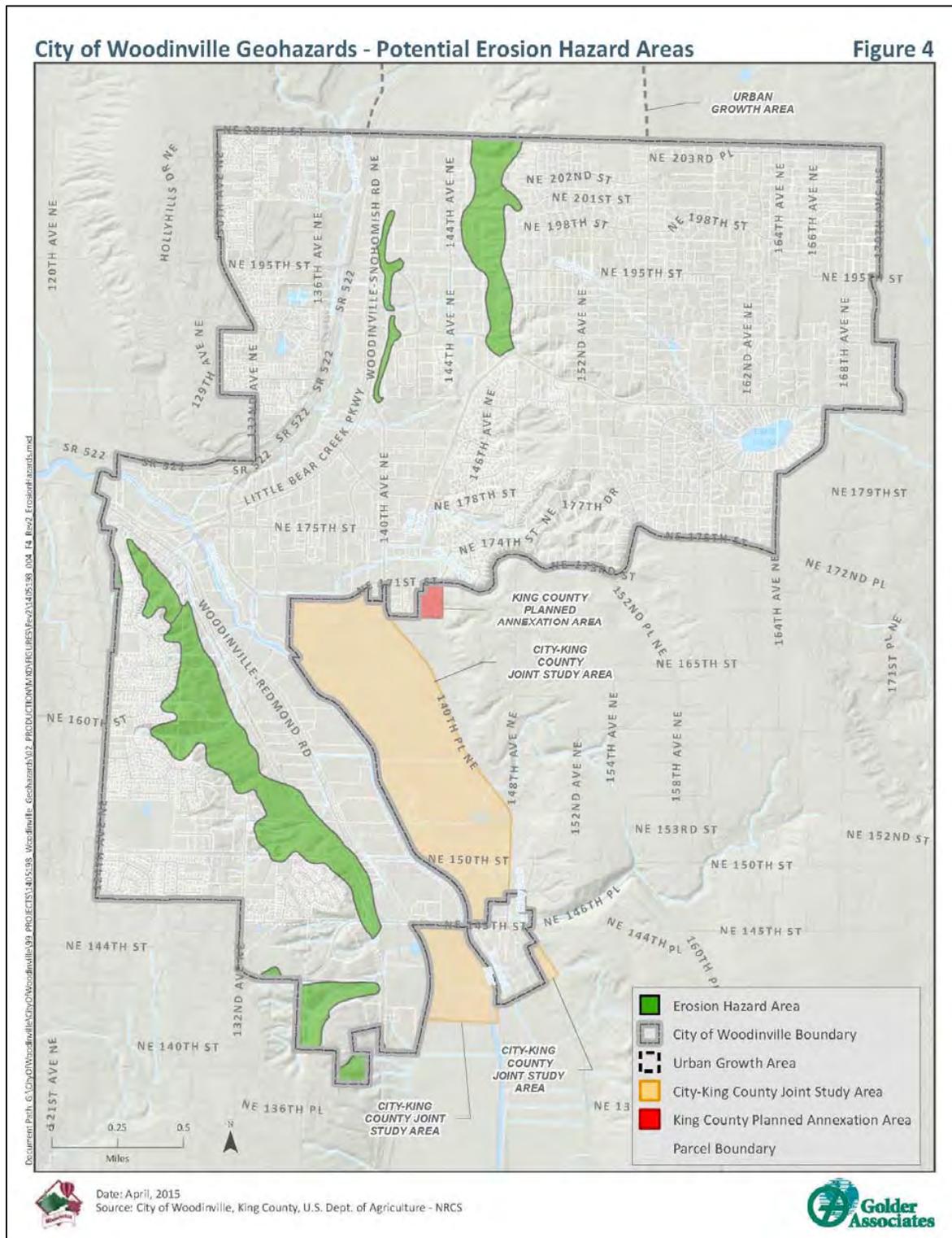
3.4 Chapter 3: Affected Environment, Significant Impacts, and Mitigation Measures

Earth

Replace the following maps in Section 3.1 of the DEIS.

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS

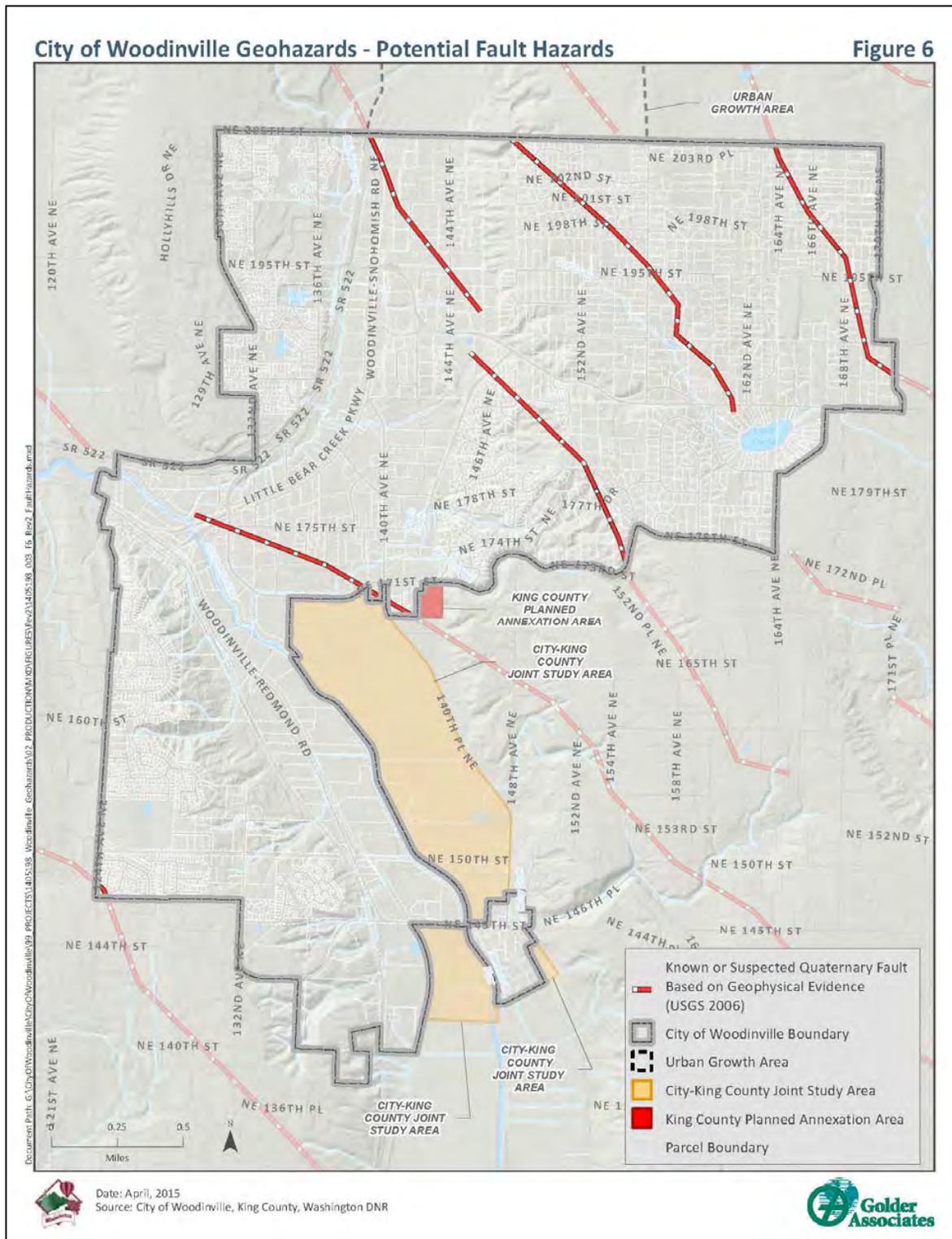
Exhibit 3-2. Identified Critical Areas: Erosion Hazards.



Source: Golder Associates, 2014-2015

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS

Exhibit 3-5. Identified Critical Areas: Seismic Hazard Areas



**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS**

Water Resources

Replace the following figure in Section 3.2 of the DEIS.

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS

Plants and Animals

No changes proposed.

Land Use

No changes proposed.

Plans and Policies

No changes proposed.

Aesthetics

No changes proposed.

Transportation

Amend page 3-100 of the DEIS as follows to reflect the widening of the Woodinville-Snohomish road as a listed improvement under all three alternatives consistent with the 2009 Transportation Master Plan (City of Woodinville, 2010):

Impacts Common to All Alternatives

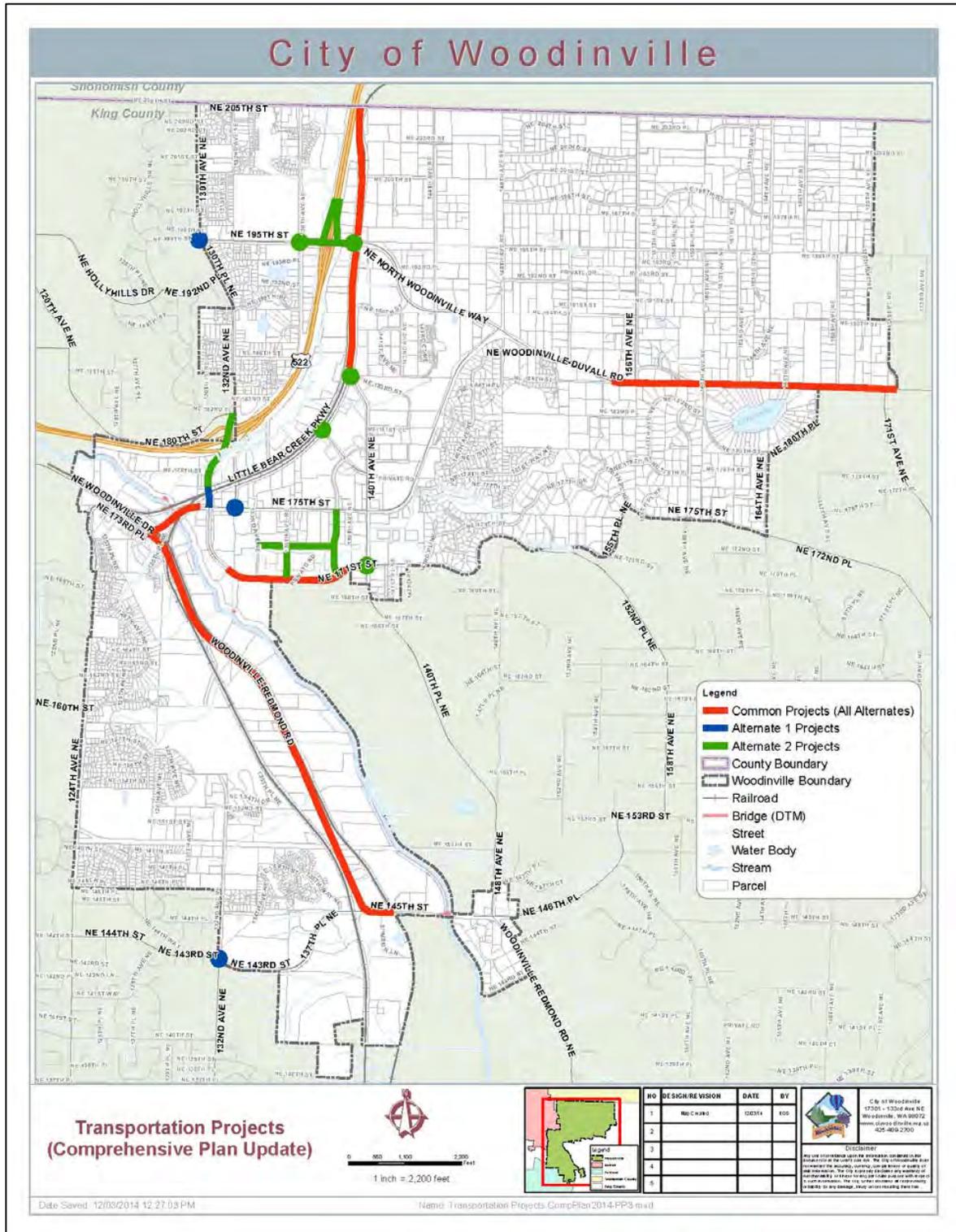
Baseline transportation improvements assumed under each Alternative were identified as known and funded transportation improvement projects by the City of Woodinville. These include:

- Widen Woodinville-Snohomish road from 140th Ave NE to the north city limits.

Also include the following three maps which show planned transportation improvements under all alternatives and Alternatives 1 and 2. The DEIS text describes added improvements for alternative 3, also found in the 2009 TMP document.

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS

Exhibit 3-3. Transportation Projects under Alternative 2



Source: City of Woodinville 2015

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS

Public Services: Parks and Recreation

Amend Section 3.11, Affected Environment, as follows:

Parks and Recreation Facilities

Within Woodinville there are 104.~~17~~92 acres of parkland including, Neighborhood Parks, Community Parks, Resource Parks/Open Space, Special Use Parks/Schools, and Trails (Off Road per the Draft Parks, Recreation, and Open Space (PRO) Plan.

OPEN SPACE

The City owns ~~67.4796~~7 acres of undeveloped open space. Currently, there are no plans in place for developing these properties, and they are minimally maintained.

Correct open space acres in the following exhibits; overall conclusions do not change.

Exhibit 3-70. Existing City-Owned Parks Inventory and Levels of Service

Park Types	Existing Acres (AC) or Miles (MI)	2013	Planned LOS	Need / (Surplus)
		Existing LOS* (units/1000 population)		
Neighborhood Parks	1.34 AC	0.12 acres	N/A	N/A
Community Parks	25.81 AC	2.35 acres	5 acres/1,000 population	29.14 acres
Special Use Parks/Facilities	10.3 AC	0.94 acres	N/A	N/A
Trails (Off Road)	1.35 MI	0.12 miles	0.45 miles	3.59 miles
Resource/Open Space Parks	67.4766 <u>72</u> AC	6.07 <u>14</u> acres	5 acres/1,000 population	(12.67 <u>11.77</u> acres)
Total Parks/Open Space	104. 17 <u>92</u> Acres	9.47 <u>55</u> acres	9.0 acres	(6.285 <u>26</u> acres)

Source: Current City data; 2005 Parks, Recreation, Open Space Plan

Exhibit 3-72. Park Demand by Alternative

	Total Park Acres Existing	2035 LOS standard (acres/ 1000 pop)	2035 Acres Demand (Total)	Net Acres to Meet LOS
Alternative 1	104. <u>92</u>	9	155.5	50.651 <u>3</u>
Alternative 2	104. <u>92</u>	9	164.9	60.060 <u>8</u>
Alternative 3	104. <u>92</u>	9	164.8	59.960 <u>7</u>

Source: City of Woodinville, BERK, 2014

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
CLARIFICATIONS AND CORRECTIONS

Exhibit 3-73. Central Business District Demand for Parks

Scenario	New Housing Units	Net Population at 2.27 Household Size	Net Acres of Demand	% of Citywide Net Acres Needed
Alternative 1	1,573	3,497	31.5 31	61%
Alternative 2	1,887	4,196	37.8 38	62%
Alternative 3	2,593	5,766	51.9 52	86%

Source: PSRC 2013; BERK Consulting 2014

Public Services: Schools

No changes proposed.

Public Services: Municipal Facilities

No changes proposed.

Public Services: Police and Fire Protection

No changes proposed.

Public Services and Facilities: Water, Sewer, and Stormwater

No changes proposed.

Power, Telecommunications, and Solid Waste Utilities

No changes proposed.

4.0 RESPONSES TO COMMENTS

4.1 Introduction

This chapter of the Final Environmental Impact Statement (FEIS) contains the written and verbal comments provided on the Draft Environmental Impact Statement (DEIS) during the comment period that extended from November 17, 2014 to January 9, 2015. Written comments during the 45-day comment period and verbal comments received at the Planning Commission meeting held on January 7, 2015 are included. Responses to these comments are also included in this chapter.

4.2 Public Comment Letters

During the 45-day comment period extending from November 17, 2014 to January 9, 2015, eight written comments were received. A list of the commenters is provided in Exhibit 4-1 with agencies first followed by the public listed in alphabetical order.

Exhibit 4-1. Letters Received During Public Comment Period

Letter Number	Author	Date
1	Steven Mullen-Moses, Director of Archaeology & Historic Preservation, Snoqualmie Tribe	December 16, 2014
2	Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe Fisheries Division	January 9, 2015
3	Washington State Department of Commerce	November 18, 2014
4	Harold Moniz, Senior Planner, Collins Woerman	January 7, 2015
5	Kayla Schott-Bresler and Marty Kooistra, Housing Development Consortium	January 6, 2015
6	Comment card at Planning Commission meeting November 19, 2014	November 19, 2014
7	Comment card at Planning Commission meeting November 19, 2014	November 19, 2014
8	Comment card at Planning Commission meeting November 19, 2014	November 19, 2014

Source: BERK Consulting 2015

4.3 Responses to Comment Letters

Responses to letter comments are provided in Exhibit 4-2. At the end of this Chapter, copies of the letters are provided; distinct comments are numbered in the margins with responses corresponding to the numbered comment. Comments that state an opinion or preference are acknowledged with a response that indicates the comment is noted and provided to the appropriate decision maker(s). Comments that ask questions, request clarifications or corrections, or are related to the DEIS analysis are provided a response that explains the EIS approach, offers corrections, or provides other appropriate replies.

Exhibit 4-2. Table of Responses to Written Comments

Author of Letter	Comment Number	Response to Comment
Steven Mullen-Moses, Snoqualmie Tribe	1-1	This comment was regarding Ordinance 606 on Development Agreements, which is not part of the proposed Comprehensive Plan Update, but was included with the Comprehensive Plan comment exhibits. The wording "Native Americans used the Sammamish River valley" is not included in the SEPA checklist for the Comprehensive Plan in DEIS Appendix A.

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
RESPONSES TO COMMENTS**

Author of Letter	Comment Number	Response to Comment
	1-2	<p>The Planned Action Ordinance approved by the Planning Commission includes the following updated language:</p> <p>Attachment B-1, Mitigation Required for Development Applications, Other: Cultural Resources:</p> <p>9) The City shall require the development prepare an archaeological unanticipated discovery plan where development is proposed in the portions of the study area near existing waterways, which may be high probability areas for cultural resources.</p>
Karen Walter, Muckleshoot Tribe	2-1	<p>The comment is noted and provided to City decision makers. The Draft Comprehensive Plan November 2014 was amended by the Planning Commission to include the following statements included in the Proposed Planning Commission Comprehensive Plan March 2015:</p> <ul style="list-style-type: none"> • Transportation: Added to Policy T-3.1: G) In the design of transportation improvements, avoid the creation of new fish passage barriers and promote improvements that remove fish passage barriers where possible. • Utilities: Added to Policy U-1.8 F) Avoid utility improvements that would increase fish passage barriers and promote utility improvements that are designed to remove barriers where possible. • Natural Environment: Added new policy, E-1.11: Encourage the replacement of existing fish passage barriers to provide passage.
	2-2	<p>The comment is noted and provided to City decision makers. The Comprehensive Plan was amended by the Planning Commission to include the following language to the Environmental Element:</p> <p>“A program called Sammamish ReLeaf has resulted in stabilization and habitat restoration projects along the Sammamish River in Bothell, Woodinville, and Redmond since the 1990s. The Sammamish River Stewards was established in 1999 and includes volunteer environmental leaders who remove invasive weeds, plant trees and shrubs, and train other volunteers in the techniques needed for successful restoration. Furthermore, they are volunteer leaders and educators for the City’s large yearly events such as Earth Day and Sammamish ReLeaf. Monthly the Stewards work the restoration sites in addition to the larger annual events (Woodinville, January 14, 2015).”</p>
	2-3	<p>The land use classifications and zoning have been evaluated in the DEIS with regard to critical areas. The buildable lands analysis projecting growth associated with the land use alternatives accounts for the "set aside" of critical areas and does not overstate the development potential. The City's critical areas regulations will apply to development in any location in the City.</p>
	2-4	<p>See responses to comments 2-5 through 2-9.</p>
	2-5	<p>The comment is noted and provided to City decision makers.</p> <p>The City is considering adoption of the proposed amendments in the Critical Areas Gap Analysis concurrent with the Comprehensive Plan Update. See Proposed Ordinance 605 under City Council review at the time of this writing. Also, it is correct that the Forest Practices Board has not fully implemented WAC 222-16-030, but local jurisdictions are free to implement WAC 222-16-030. These state regulations were developed with peer review and comment.</p>
	2-6	<p>The comment is noted and provided to City decision makers. The City is considering adoption of the proposed amendments in the Critical Areas Gap Analysis concurrent with the Comprehensive Plan Update. See Proposed Ordinance 605 under City Council review at the time of this writing. The proposed ordinance addresses flood hazard regulations including a habitat assessment.</p>
	2-7	<p>The Gap Analysis shows a possible range of 115-165 feet in width for Shorelines of the State; the current Woodinville Shoreline Master Program (SMP, City of</p>

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
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Author of Letter	Comment Number	Response to Comment
		<p>Woodinville 2009) shows 150 feet as a standard buffer; it is anticipated the Critical Areas Regulations would be updated but would retain similar provisions for a standard buffer.</p> <p>The City regulations have incentives to allow smaller width buffers if enhancement is provided. This approach is discussed in the DEIS in relation to the existing industrial and commercial development along the Sammamish River or other water bodies that is often closer than the standard or reduced buffer today – a policy question is what level of incentives would be appropriate to achieve a better outcome of habitat enhancement?</p> <p>The City is considering adopting the 2012 Ecology manual or its equivalent as part of its compliance with NPDES requirements.</p> <p>The following mitigation measure is included in the Planned Action Ordinance recommended by the Planning Commission: “Use of the Washington State Department of Ecology 2012 Stormwater Management Manual for Western Washington, as Amended in December 2014 is required.”</p>
	2-8	<p>The comment is noted and provided to City decision makers. Gap Analysis Table 146 is a list of recommended species of local importance for the City to consider, and Sockeye salmon is proposed to be added to this table. See Proposed Critical Areas Ordinance Table 21.24.400(c)(i) Species of Local Importance.</p>
	2-9	<p>The comment is noted and provided to City decision makers. See memo from the Watershed Company in Appendix B. This serves as an addendum to the Best Available Science Review document.</p>
Washington State Department of Commerce	3-1	<p>Comment noted.</p>
Harold Moniz, Collins Woerman	4-1	<p>Comment noted. Comments on changes to code will be addressed during the Municipal Code Update later in 2015.</p>
	4-2	<p>Comment noted. Comments on changes to code will be addressed during the Municipal Code Update later in 2015.</p>
	4-3	<p>Comment noted. Comments on changes to code will be addressed during the Municipal Code Update later in 2015.</p>
	4-4	<p>Comment noted. Comments on changes to code will be addressed during the Municipal Code Update later in 2015.</p>
	4-5	<p>Comment noted. Comments on changes to code will be addressed during the Municipal Code Update later in 2015.</p>
	4-6	<p>Comment noted. Comments on changes to code will be addressed during the Municipal Code Update later in 2015.</p>
Kayla Schott-Bresler and Marty Kooistra, Housing Development Consortium	5-1	<p>Comment noted. The Housing Element includes development incentives. Proposed Policy H-9 states: Provide affordable housing through incentives and standards, including i.) Offering voluntary development bonuses (e.g. height, density) for the provision of affordable housing in downtown and other commercial districts; affordable housing bonuses should be competitively set in relation to other public benefit incentives,”</p> <p>The City participates as a member of ARCH.</p>
	5-2	<p>Comment noted. The City participates as a member of ARCH. Policy H-7 in the Housing Element states, “Continue to support the Regional Housing Trust Fund.”</p>
	5-3	<p>Comment noted. Policy H-14 in the Housing Element states: “Accommodate the development of emergency, transitional, and permanent supportive housing and services for the homeless in East King County region and in Woodinville.”</p>

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
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Author of Letter	Comment Number	Response to Comment
	5-4	<p>The comment is noted and provided to City decision makers. The Housing Element is implemented by related plans and programs, including:</p> <ul style="list-style-type: none"> ▪ Woodinville’s Comprehensive Land Use Plan and Zoning Code that provides capacity and variety in housing ▪ Woodinville’s membership and participation with A Regional Coalition for Housing, including the Regional Housing Trust Fund, ▪ Woodinville’s Parks and Recreation Plan and Transportation Plan that provides non-motorized pedestrian, bicycle, trail, parks and recreation improvements to promote healthy communities, and ▪ Woodinville’s regular budgeting process that includes contributions to human service agencies selected by the City’s Finance Committee. <p>The proposed Element also includes policies promoting new initiatives for housing designed to create housing opportunities that meet Woodinville residents’ needs. This includes adoption and periodic update of a Housing Strategy Plan and Work Program with specific housing strategies to be considered in addressing the City’s housing needs and goals.</p>
Comment Card at November 19, 2014 Public Meeting	6-1	<p>The comment is noted and provided to City decision makers. Goal LU-7. Cohesive means well-integrated or unified in its planning. An alternative phrase would be “well-designed” and this has been clarified in the Proposed Comprehensive Plan Update Land Use Element, March 2015.</p>
Comment Card #1 at November 19, 2014 Public Meeting	7-1	<p>The comment is noted and provided to City decision makers. Housing Element policies implementing Goal H-2 are to encourage home ownership, work with other jurisdictions to promote housing affordable to those with low and moderate incomes, support for the Regional Housing Trust Fund, promotion of housing near transit, and promotion of housing incentives. With these specifics, the goal is backed up by specific strategies and additional changes were not proposed in the Planning Commission Proposed Plan, March 2015.</p>
Comment Card #2 at November 19, 2014 Public Meeting	7-2	<p>The comment is noted and provided to City decision makers. Housing Element policies implementing Goal 3 address fair housing laws, senior housing, emergency housing, and human service delivery. The City has a Human Services Element now but it is not carried forward as some policies are included in the Housing Element. No additional detail is proposed in the Goal as the policies provide direction.</p>
Comment Card #3 at November 19, 2014 Public Meeting	8-1	<p>The comment is noted and provided to City decision makers. Goal PROS-4. Policies implementing Goal PROS-4 include developing low maintenance high capacity design standards for facilities, multiple finance methods, coordination with other agencies, concessions or leasing agreements, and others. No additional detail is proposed in the Goal as the policies provide direction.</p>

4.4 Public Meeting Comments

Exhibit 4-3 provides a list of individuals who provided verbal comments at the January 7, 2015 Public Hearing and a summary of the public comments made. Comment sheets were transcribed. The commenters are presented in the order of comment.

**WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS
RESPONSES TO COMMENTS**

Exhibit 4-3. Public Hearing Comments

Public Meeting Comment 1: Craig McKay	
Comment	The commenter is a Woodinville business and property owner in the north industrial zone (Clean Planet Detailing and Carwash and Woodinville Way LLC). Mr. McKay agreed with changing the regional retail overlay to the north portion of the zone and relayed the interest of his tenants and others on 144 th Avenue NE in more permitted uses in the zone, uses that would encourage people tasting wine to stay longer.
Response	The Planning Commission changed the regional retail overlay to the area north of NE 200 th Street. The Industrial Zone would be considered for amendment regarding accessory commercial uses later in 2015.

4.5 Marked Comments

Each written comment letter addressed in Section 4.2 follows. Comments are marked with unique identifying numbers, consistent with Section 4.2.

4.6 Comments Received after the Comment Period

A number of comments were provided to the Planning Commission from January 10 to April 1, 2015. These are included in Appendix C along with memos responding to comments in several cases.

Sandy Guinn

From: Dave Kuhl
Sent: Wednesday, December 17, 2014 11:40 AM
To: Sandy Guinn
Subject: FW: SEPA for Ordinance No. 601

Sandy,

Please add this comment to the packet; once we move forward. Thanks

From: Steven Mullen-Moses [mailto:steve@snoqualmtribe.us]
Sent: Tuesday, December 16, 2014 9:58 AM
To: Dave Kuhl
Cc: Adam Osbekoff
Subject: Re: SEPA for Ordinance No. 601

Thank you for the opportunity to review this. I offer the following comments for consideration.

Question 13. Historic and Cultural Preservation:

- a. Looks fine
- b. I do take exception to the phrase "Native Americans used the Sammamish River valley..." I would argue that we still use and have been a continued presence in the Valley for thousands of years. Maybe use something similar to "Native American have *used*...." We are a living culture and should not be regulated to just having lived in the past. 1-1
- c. There is always the chance for disturbance of cultural/archaeological resources, I would strongly urge the City to consider adding language to support something such as an archaeological unanticipated discovery plan or something similar for your protection when something is discovered during a development. 1-2

I understand this is viewed as a non-project action, but please keep in mind that cultural resources are not always evident and should be considered in every aspect of a project. Again, thank you for the opportunity to comment.

Steven Mullen-Moses

Director of Archaeology & Historic Preservation

sduk^walbix^w

Desk: 425-333-5426 x1106

Cell: 425 -495-6097

steve@snoqualmtribe.us

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From: Dave Kuhl <davek@ci.woodinville.wa.us>
Date: Tuesday, December 16, 2014 at 8:41 AM
To: Dave Kuhl <davek@ci.woodinville.wa.us>
Subject: SEPA for Ordinance No. 601

Woodinville is modifying the Zoning Ordinance to change the period of time for a development Agreement in Ordinance No. 601. Please see the attachments and comment if needed. Thank you.

David Kuhl AICP
Development Services Director
17301 133rd Avenue NE
Woodinville WA 98072
425-877-2271
davek@ci.woodinville.wa.us

Sandy Guinn

From: Dave Kuhl
Sent: Thursday, January 22, 2015 1:38 PM
To: Sandy Guinn
Cc: Comp Plan
Subject: FW: Woodinville 2015 Comprehensive Plan and Municipal Code update, Draft Environmental Impact Statement
Attachments: Fox and Bolton-2007.pdf

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Friday, January 09, 2015 2:47 PM
To: Dave Kuhl
Subject: Woodinville 2015 Comprehensive Plan and Municipal Code update, Draft Environmental Impact Statement

Dave,
We have reviewed Woodinville's Draft EIS; 2015 Comp Plan and Code update and associated documents available on the City's website. Please note that we did comment on the DS and could not find a response to these issues either directly back to us or in any of the documents we reviewed. In addition to our previous scoping comments, we offer the following comments on the various documents:

Draft Comprehensive Plan

1. With respect to the proposed Comprehensive Plan, there needs to be language added to the transportation, utilities and natural environment elements that identify the avoidance of new fish passage barriers and the replacement of existing fish passage barriers to provide passage. From this language, additional language should be added in the "tools" section for each of these elements that include a fish passage barrier assessment plan and the incorporation of projects into the 6-year CIP lists. 2-1
2. The Natural Environment element should include previous and current restoration program information and discuss potential expansion efforts particularly for the Sammamish Re-Leaf project which was an implementation measure identified in the Bear-Evans Creek TMDL (www.ecy.wa.gov/biblio/1110024.html). There should also be more explicit policies and goals specific to the Shoreline Master Program and its restoration Plan. Finally there should be more explicit policies and goals related to the implementation of the WRIA 8 salmon recovery plan where it applies specifically to the City to just a citation of the plan. 2-2
3. The land use classifications and zoning should be re-analyzed using the information provided in the Best Available Science Review and other consultant work products associated with this project. For example, there are floodplain, erosion and landslide hazard areas that should be avoided; however, some of these areas overlap with proposed increased land uses and housing densities. This can lead to false expectations about development opportunities and force variances and reductions on protections for these critical areas that could lead to further degradation of fish habitat. 2-3
4. The comments below regarding the development regulations may further affect the proposed alternative land use designations and zoning alternatives. 2-4

Draft Development Regulations

5. The City should modify the existing regulations by incorporating the elements, issues, language, etc identified in the Critical Areas Gap Analysis completed by the Watershed Company which are extensive and cover all of the critical areas. The City's current regulations are out of date and do not sufficiently protect streams, wetlands, riparian areas and floodplains. In addition to the recommendations from this report, the City needs to include provisions for presumed fish habitat which should be based on the language found in WAC 222-16-031. Please note that the Critical Areas Gap Analysis incorrectly identifies the water typing WAC as 222-16-030 which has not been fully implemented as the WA Forest Practices Board has not adopted water typing maps. Therefore, the interim rule is still in effect which includes the provisions regarding potential fish use. 2-5

6. The development regulations need to clearly describe how they meet the FEMA Floodplain insurance Biological Opinion requirements. 2-6

7. Similarly, the regulations for riparian areas along the Sammamish River are potentially inadequate to provide sufficient shade necessary to meet State Water Quality standards and improve the existing lethal and sublethal water temperatures that can occur to the detriment of salmon. For example, the implementation plan for the Bear Evans Creek Total Maximum Daily Load indicated that a minimum mature vegetation buffer of 150 feet should be pursued on both sides of these streams outside of wetland areas. 2-7

It should be noted that stormwater regulations and manual consistent with WA Dept of Ecology's stormwater manual do not fully mitigate for all impacts. We identified this concern for several projects in the City and will reiterate them here. The 2009 King County Surface Water Design Manual states on page 1-20:

1.1.4 DRAINAGE DESIGN BEYOND MINIMUM COMPLIANCE

This manual presents King County's minimum standards for engineering and design of drainage facilities.

While the County believes these standards are appropriate for a wide range of development proposals,

compliance solely with these requirements does not relieve the professional engineer submitting designs

of his or her responsibility to ensure drainage facilities are engineered to provide adequate protection for

natural resources and public and private property.

Compliance with the standards in this manual does not necessarily mitigate all probable and significant

*environmental impacts to aquatic biota. **Fishery resources and other living components of aquatic systems***

are affected by a complex set of factors. While employing a specific flow control standard may prevent

stream channel erosion or instability, other factors affecting fish and other biotic resources (e.g., increases

in stream flow velocities) are not directly addressed by this manual. [emphasis added]

Likewise, some wetlands, including bogs, are adapted to a very constant hydrologic regime. Even the most stringent flow control standard

employed by this manual does not prevent increases in runoff volume, which can adversely affect wetland

plant communities by increasing the duration and magnitude of water level fluctuations. Thus, compliance with this manual should not be construed as mitigating all probable and significant

stormwater impacts to aquatic biota in streams and wetlands; additional mitigation may be required.

As we suggested previously, the 2009 KC Storm Water Manual language indicates that even with detention, it is unlikely that all impacts to fish and aquatic biota are fully mitigated. As we have discussed with the applicant's consultant, there are potential impacts from increase stormwater discharges to juvenile salmon using the margins along the Sammamish River where flows are slower than the thalweg. In areas where the margin habitat is simplified, i.e. lacking off-channel areas, wood, connected wetlands, etc. as is much the case for the Sammamish River and other streams in the City, increases in water velocities along these margins can displace juvenile salmon, force them to expend more energy staying in place leaving them susceptible to disease and predation, or reduced feeding opportunities that also leads to reduce growth and predation avoidance.

8. Sockeye salmon should be added to the Sockeye should be added to list of locally important salmon species to Table 146 in the Critical Areas Gap Analysis. They are an important salmon species to the Tribe and found in the City's waterbodies. 2-8

9. Another consideration for modifying the Critical Areas Regulations is based a further consideration of the importance of wood to providing habitat for fish. The Best Available Science Review failed to note that McDade et al (1990) found a significant contribution of wood came from upstream sources. Further this review did not 2-9

include Fox and Bolton (2007) which identifies the amount, sizes and volumes of wood that should be in streams of various sizes based on an extensive study of reference watersheds in Washington State (see attached).

Draft Environmental Impact Statement

For the assessment in the Environmental Impact statement to be correct regarding impacts and mitigation measures under the two action alternatives, the issued identified above need to be addressed.

We appreciate the opportunity to review this proposal. Given the nature and extent of these comments, it would be useful for us to meet with you and your staff to discuss these comments further. Please contact me to set up such a meeting.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

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Habitat Program
39015 172nd Ave SE
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253-876-3116*

From: Karen Walter
Sent: Thursday, February 06, 2014 4:45 PM
To: 'Dave Kuhl'
Subject: Woodinville Comprehensive Plan and Municipal Code update, Determination of Significance

Dave,
We have reviewed the Determination of Significance and Request for Comments on the Scope of EIS for Woodinville's Comprehensive Plan and Municipal Code Update. Per the map available on the City's website, there are areas contemplated to become part of Woodinville or considered with the Comp Plan update that are in unincorporated Snohomish and King Counties. Some of these areas include the Sammamish River, streams, and wetlands. The EIS should analyze the differences in code regulations for the Sammamish River, streams and wetlands between the three jurisdictions as regulated in Critical Areas Ordinances and the relevant Shoreline Master Program and how Woodinville intends to address any differences to ensure that these critical areas are protected to the fullest extent.

Further, the DEIS should discuss Woodinville's plans to inventory and fix fish passage barriers within the existing and expanded City planning area. Since the plan is contemplating transportation and capital facilities programs and projects over an extended period (i.e. 20 years or more), now would be a good time to put an inventory and repair program in place to ensure culverts in the City's jurisdiction are fish passable.

We appreciate the opportunity to review this proposal and look forward to reviewing a Draft EIS that addresses these comments.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

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A Regional and Geomorphic Reference for Quantities and Volumes of Instream Wood in Unmanaged Forested Basins of Washington State

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Abstract.—We collected field data on instream wood quantities and volumes from 150 stream segments draining unmanaged basins within Washington State to develop reference conditions for restoration and management. The wood loads in these streams provide a reference for management since it is assumed that they incorporate the range of conditions to which salmonids and other species have adapted. We also used these data to evaluate existing standards for large wood in streams. Large wood is an important component of salmonid habitat, and stream channel assessments and restoration and enhancement efforts often associate habitat quality for salmon *Oncorhynchus* spp. with the quantity and volume of woody debris; however, the wood targets currently used to assist resource managers typically do not account for variations in quantity or volume owing to differences in geomorphology, forest zones, or disturbance regimes. For restoring the appropriate range of conditions in salmon habitat, we offer a percentile wood distribution of natural and unmanaged wood-loading ranges based on regional and geomorphic variation for the purpose of reestablishing central tendencies. We recommend that streams in a degraded state (e.g., below the 25th percentile) be managed for an interim target at or above the 75th percentile until the basin-scale wood loads achieve these central tendencies. Based on the sample distribution, these reference conditions are applicable to streams with bank-full widths between 1 and 100 m, gradients between 0.1% and 47%, elevations between 91 and 1,906 m, drainage areas between 0.4 and 325 km², glacial and rain- or snow-dominated origins, forest types common to the Pacific Northwest, and several other distinguishing physical and regional classifications.

Because large woody debris (LWD) is an important indicator of salmonid habitat, resource managers often rely on standards for the number and size of large pieces of wood to evaluate and restore wood to streams. Typically, these standards are not applicable to all channel types and regions owing to multiple factors that influence variability. Wood loads in natural and unmanaged streams are often assumed to provide a reasonable reference for management since they incorporate the range of conditions to which salmonids and other species have adapted.

This paper examines data on the number and volume of wood from unmanaged streams to (1) develop reference ranges as a resource management tool to assess, protect, restore, and enhance salmonid habitat in streams as it relates to wood and (2) evaluate existing management targets for geomorphic and regional compatibility. The objective of this study is to develop references for instream wood quantities based on natural geomorphic and regional characteristics for

streams both east and west of the Cascade Mountains of Washington State. These references will be compared with instream wood standards currently applied to streams in the Pacific Northwest.

The role of LWD in Pacific Northwest streams is linked to channel processes that benefit salmonids. Woody debris plays an important role in controlling channel morphology, the storage and routing of sediment and organic matter, and the creation of fish habitat (Bisson et al. 1987; Bjornn and Reiser 1991). Large wood creates habitat heterogeneity by forming pools, back eddies, and side channels, and by increasing channel sinuosity and hydraulic complexity (Spence et al. 1996). Pools are, perhaps, one of the most important habitat features for salmon *Oncorhynchus* spp. formed by LWD (Keller and Swanson 1979). In high-energy channels, LWD functions to retain spawning gravel and can also provide thermal and physical cover for salmonids (Schuett-Hames et al. 1994). Wood indirectly serves as an important food source for salmonids by providing nutrients and insects to the stream (Naiman and Sedell 1979; Spence et al. 1996) or by retaining salmon carcasses (Cederholm et al. 1989; Bilby et al. 1996). Wood serves as cover for

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juvenile salmonids, which are particularly vulnerable to predators when migrating (Larsson 1985). The geomorphic potential of the channel to process wood into features that benefit salmonids is often limited by the quantity and size of wood (Abbe and Montgomery 1996).

Channel responses to wood vary with the geomorphic characteristics of the stream (Murphy and Koski 1989; Robison and Beschta 1990; Montgomery et al. 2003). In high-energy channels, LWD functions to retain spawning gravel and can also provide thermal and physical cover for salmonids (Schuetz-Hames et al. 1994). Logjams can create sections of low gradients with alluvial substrates in bedrock channels by storing sediment upstream of the jam (Montgomery et al. 1996; Massong and Montgomery 2000), which can provide localized low-gradient habitats in steep valley segments where none would otherwise have existed.

Restoration activities in the Pacific Northwest often involve long-term recovery of riparian and channel processes and are frequently combined with short-term "fixes" by the placement of habitat structures. Often, to expedite habitat recovery while riparian areas convalesce, wood is placed in streams to provide habitat for salmonid use (Reich et al. 2003; Roni et al. 2003). We assume that, to maximize the success of improving habitat, the amount of wood placed in a channel or intended to be recruited from riparian management areas is representative of the wood quantities and volumes to which salmonids have adapted. A one-size-fits-all wood target approach may diminish habitat heterogeneity by reducing the natural range of wood conditions. Therefore, knowledge of the natural variation of instream wood loads among different stream types and regions should improve restoration activities as well as the scientific defensibility of regulatory thresholds.

The number and volume of instream wood are highly variable owing to several types of processes that influence the mass balance of wood in a system (Benda et al. 2003). Geomorphological features, such as channel size, channel type, and confinement, can influence wood loads and distribution (Bilby and Ward 1989; Montgomery and Buffington 1997; Rot et al. 2000; Martin and Benda 2001). Anthropological disturbances, such as riparian vegetation modifications, forest practices (Bilby and Ward 1991; Ralph et al. 1991), flow regulation (Nakamura and Swanson 2003), urban development, and agricultural practices, can also alter the amount of wood in channels. Natural disturbances, such as fire (Rot et al. 2000; Fox 2001), floods (Braudrick and Grant 2000), debris flows (Ikeya 1981; Costa 1984), and snow avalanches (Keller and Swanson 1979), are other factors having an impact

on variability in wood loading over space and time. Regional considerations due to climate influences often dictate riparian characteristics that ultimately are reflected in instream wood loads (Tappeiner et al. 1997; McHenry et al. 1998; Rot et al. 2000).

Stream channel assessments often associate the size, distribution, and abundance of woody debris with salmon habitat quality. As a result, wood targets have been developed by state and federal agencies to evaluate the adequacy of instream wood quantities in the Pacific Northwest (Table 1). Efforts to restore riparian areas with the aid of various recruitment models tied to riparian characteristics and to enhance stream habitat through the artificial placement of wood often use objectives derived from these management targets.

The LWD piece quantity targets now frequently used as management and restoration standards were developed with the most complete data available for relating wood frequency to channel width in Pacific Northwest streams (Peterson et al. 1992). However, Spence et al. (1996) note that those targets do not fully consider potential sources of variation found throughout their application range and that they should only be applied to the types of streams for which they were derived. Because the current targets do not fully account for this variation and are applied generically, they may be inappropriate for some channel types and regions outside the area where the targets were developed. For example, a stream enhancement project may place wood in a stream channel based on the quantities recommended by target references, but these efforts may not provide the quantities or volumes of wood representative of local conditions to which salmonids have adapted. Because of the reliance upon wood targets by resource managers for critical decision making, a need exists to reevaluate existing wood targets and refine these values where appropriate.

Methods

To better characterize the natural quantities and volumes of instream wood within Washington State, survey sites were chosen within stream basins that are relatively unaffected by anthropogenic disturbance. Selected basins are characterized by forests that are loosely termed as "natural and unmanaged" and meet the following criteria: (1) no part of the basin upstream of the survey site was ever logged using forest practices common after European settlement and (2) the basin upstream of the survey site contains no roads or human modifications to the landscape that could affect the hydrology, slope stability, or other natural processes of wood recruitment and transport in streams. These basins will hereafter be referred to simply as "natural

TABLE 1.—Various state and federal management targets for large woody debris (LWD) used to define adequate salmonid habitat in Pacific Northwest streams.

Agency	Applicable region	Wood metric
National Marine Fisheries Service ^a	Coastal Washington Eastern Washington	Number of LWD pieces Number of LWD pieces
U.S. Forest Service and Bureau of Land Management ^b	Anadromous fish-producing watersheds in western Oregon, Washington, Idaho, and portions of California Anadromous fish-producing watersheds in eastern Oregon, Washington, Idaho, and portions of California	Number of LWD pieces Number of LWD pieces
Washington Forest Practices Board ^c	All forested streams of Washington, channels <20 m bank-full width Western Washington, channels <20 m in bank-full width (BFW)	Number of LWD pieces Number of key pieces
Oregon Watershed Enhancement Board ^d	Western Oregon	Number of LWD pieces Volume of LWD pieces Number of key pieces

^a Matrix of pathways and indicators (NMFS 1996) to address Endangered Species Act listed aquatic species in the Pacific Coast Salmon Plan (NMFS 1998).

^b USFS and BLM (1995).

^c WFPB (1997).

^d Watershed Professionals Network (1998).

and unmanaged basins," although it is acknowledged that some basins are managed to remain pristine and that management may include fire suppression. The purpose of choosing sites in natural, unmanaged forested basins is based on the assumption that natural wood characteristics that have been influenced by natural disturbance cycles as found in these basins are those to which salmonids and other aquatic species have adapted and, hence, should provide a reasonable reference condition to the quantities and volumes of wood for management purposes.

Sites were stratified to represent a broad array of forest types, channel morphologies, and hydrological origins in Washington State. The strata served to characterize the channel in relation to the processes that drive fluvial geomorphology and represent a wide range of climates and vegetation types occurring in the Pacific Northwest (Table 2) that are also potential influences on the quantity and quality of instream wood. Comparisons with other Pacific Northwest management standards where similar forest types exist will offer valuable insight for managers, although the data were collected entirely in Washington State. Regional climatic variations that were presumed to control the characteristics of forest vegetation common to Pacific Northwest streams were grouped into forest zones using the classifications of Franklin and Dyrness (1973), Henderson et al. (1992), and Agee (1993; Table 2; Figure 1). Although riparian forests have some structural difference from their upland counterparts owing to soil heterogeneity, moisture, and other factors that may influence stand attributes, these regional climatic influences that classify forest zones provide

information on the general characteristics of riparian areas of streams flowing through these forests.

All wood pieces greater than 10 cm in midpoint diameter and 2 m in length were counted and measured with tape and calipers within each survey reach. Stream survey methods used many components of the Timber-Fish-Wildlife (TFW) Monitoring Program method manuals (Pleus and Schuett-Hames 1998; Schuett-Hames et al. 1999), and riparian inventories were conducted following the methods of Cottam and Curtis (1956). Randomly selected stream segments were divided into three partitions before sampling to avoid clumping of survey reaches. Each survey reach was 100 m in length for channels up to 20 m in bank-full width (BFW) and 200–300 m in length for channels more than 20 m BFW. Minimum total sample length was 20 channel widths to fully represent repetitive patterns of the stream (Leopold et al. 1964; MacDonald et al. 1991; Montgomery and Buffington 1997); however, in channels approaching 100 m in width, surveys ceased at cumulative distances of approximately 1 km owing to time and personnel constraints.

Sites were evaluated in the field for disturbances caused by fires (date of stand origin) from the Cascade crest westward, floods (exceedance probability of 0.04 [25-year flood] recurrence within 10 years from preceding surveys), debris flows (≤ 15 years from preceding surveys), and snow avalanches (≤ 15 years from preceding surveys). Other forms of disturbances, such as catastrophic wind throw, insect and disease mortality, or other causes of tree mortality, are acknowledged as significant sources of wood recruitment to streams; however, these other disturbances were seldom observed in the surveys. Field crews had

WOOD REFERENCE QUANTITIES IN UNMANAGED STREAMS

TABLE 1.—Extended.

Agency	LWD minimum size criteria	Necessary quantity for adequate fish habitat
National Marine Fisheries Service ^a	15.2 m in length × 0.6 in diameter 10.7 m in length × 0.35 in diameter	>80 pieces/mile >20 pieces/mile
U.S. Forest Service and Bureau of Land Management ^b	15.2 m in length × 0.6 in diameter	>80 pieces/mile
Washington Forest Practices Board ^c	10.7 m in length × 0.35 in diameter 2 m in length × 0.10 in diameter 1 m ³ (channels 0–5 m BFW); 2.5 m ³ (channels, >5–10 m BFW); 6 m ³ (channels, >10–15 m BFW); 9 m ³ (channels, >15–20 m BFW)	>20 pieces/mile >2 pieces/channel width >0.3 pieces/channel width for streams <10 m BFW, and >0.5 pieces/channel width for streams 10–20 m BFW
Oregon Watershed Enhancement Board ^d	3 m in length × 0.15 in diameter 10 m in length × 0.60 in diameter	>20 pieces/100 m of stream >30 m ³ /100 m of stream >3 pieces/100 m of stream

received formal training in TFW field methods through the stream monitoring programs at the Northwest Indian Fisheries Commission, and quality assurance–quality control (QA–QC) surveys were conducted on each crew member to ensure data replicability and accuracy. Based on the positive results of the QA–QC surveys (within 10%), confidence in the quality and accuracy of the data are high.

Data were analyzed by means of a three-pronged approach. First, descriptive statistics were calculated to establish correlations, check for normality, and evaluate correlation coefficients to eliminate variables that had less mechanistic value toward influencing wood loads based on field observations. Second, hypotheses relating to the variability of both (1) wood volume and (2) number of pieces as influenced by the above-referenced variables were evaluated with the Akaike information criterion (AIC). Based on our understanding of the processes that lead to wood in streams, we used AIC as a measure of fit for specific variables to an ordinary-least-squares (OLS) regression. Variables were chosen in a forward-model-selection, backward-elimination procedure based on the lowest AIC score (Burnham and Anderson 2002) to explain the full range of variability in the model. Third, we chose the best-fitting variables from the AIC subset based on the lowest *P*-values ($\alpha = 0.05$) and further tested these variables by comparing means of categorical groupings rather than individually using analysis of variance (ANOVA), post hoc tests of Tukey's least significant difference, and Fisher *F*-tests for testing variances (Zar 1999). Categorical groupings were combined, when warranted, based on homogenous means, which also increased statistical power of tests. Determining the strongest predictors for instream wood was done to enable practical graphical relationships to illustrate the range of the data and to make comparisons with other wood standards. Instream wood was scaled by a unit length (per 100 m) because of statistical advantages when grouping classes of different BFWs based on an

independent analysis by Fox (2001). Data were log₁₀ transformed to meet the assumptions of the general linear model and to test hypotheses from normally distributed populations (Zar 1999). Regressions were conducted with continuous and categorical data for the independent variables. All possible combinations of BFW classes (starting at 3- to 5-m bins) were initially based on visual fine groupings (histograms, scatterplots, and box plots), then tested and further grouped in this manner where warranted. Forest zones were grouped if they exhibited similar instream wood loads and riparian basal areas. Box-and-whisker plots are used to present the range of nonnormal data distributions, and the median and 75th and 25th percentiles are offered as reference points for management purposes.

Creating minimum-size definitions of qualifying "key pieces" was first needed to more widely assess key-piece quantities since the Washington Forest Practices Board (WFPB) has no standards for minimum key-piece volume for eastern Washington streams and none for western Washington streams greater than 20 m BFW (WFPB 1997). A "functional" piece of wood is likely to vary in size with stream size owing to the variation in physical forces that move wood in relation to stream size (WFPB 1997; Braudrick and Grant 2000); therefore, establishing minimum piece sizes according to channel size is justifiable. This rationale is also applicable to Oregon targets, where the minimum-size definition for key pieces as defined by the Oregon watershed assessment manual (Watershed Professionals Network 1998; Table 1) is applicable to all western Oregon channels rather than according to channel size. To accomplish this objective, minimum key-piece volumes for western Washington channels (>20 m BFW) were based on the geomorphic definition for "stability and function" given in WFPB (1997), namely,

a log and/or rootwad that is (1) independently stable in the stream bank-full width (not functionally held by another factor, i.e., pinned by another log, buried, trapped against a

TABLE 2.—Forest zone, gradient, drainage area, confinement, bedform, channel type, and origin classes used to stratify surveyed stream reaches in Washington, 1999–2000.

Forest zone (abbreviation) ^a	Gradient (%)	Drainage area (km ²) ^b	Confinement ^b	Bedform ^c	Channel type	Origin
Sitka spruce <i>Picea sitchensis</i> (SS)	≤1	0–2	Confined	Plane bed	Alluvial	Snow melt or rain
Western hemlock <i>Tsuga heterophylla</i> (WH)	>1–2	>2–4	Moderately confined	Pool or riffle	Bedrock	Glacial melt
Silver fir <i>Abies amabilis</i> (SF)	>2–4	>4–8	Unconfined	Step pool		
Mountain hemlock <i>T. mertensiana</i> (MH)	>4–8	>8–20		Cascade		
Subalpine fir <i>A. lasiocarpa</i> (SF)	>8–20	>20–100				
Grand fir <i>A. grandis</i> (GF) ^d	20	>100				
Douglas-fir <i>Pseudotsuga menziesii</i> – ponderosa pine <i>Pinus ponderosa</i> (DF-PP) ^d						

^a As described in Franklin and Dyrness (1973), Agee (1993), and Henderson et al. (1992).

^b As defined in Pleus and Schuett-Hames (1998).

^c As described in Montgomery and Buffington (1997).

^d Predominantly found east of the Cascade crest.

rock or bed form) and (2) retaining (or [having] the potential to retain) other pieces of organic debris.

The length and diameter of key pieces are factors influencing buoyancy and mobility. Although some dimensional combinations (independent of rootwads) may influence piece stability more than others as they interact with channel shape, we assume that piece volume provides a reasonable representation of both length and diameter proportions factored into stability determinations. The presence of rootwads was also

assessed in combination with key-piece size to determine their influence on stability.

Results

During the summer and fall of 1999 and 2000, 150 sites were surveyed that totaled nearly 38 km of stream length. Sampled stream gradients ranged between 0.04% and 49% and 139 of the sites (93%) met the WFPB (2001) physical criteria for fish presence. Although every possible combination of strata (Table 2) could not be sampled because of their unavailability

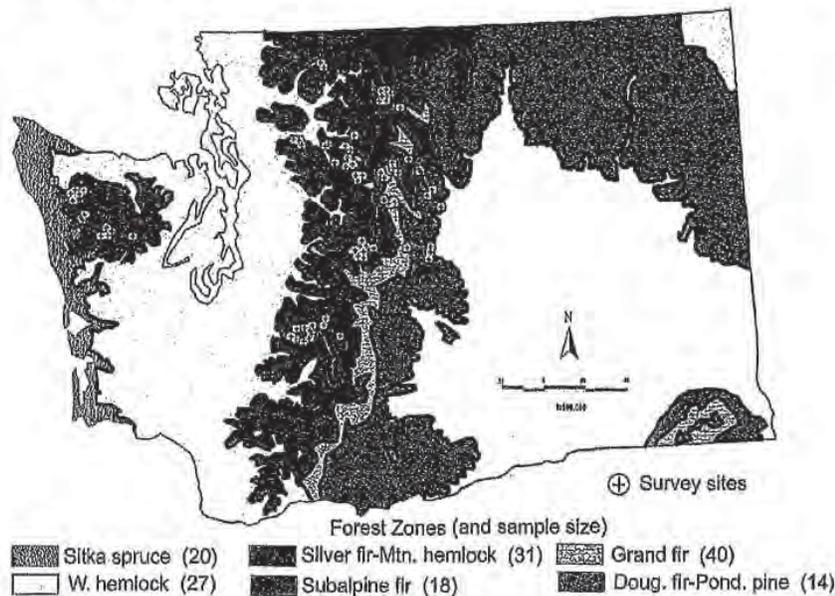


FIGURE 1.—Survey site distribution according to forest zones across Washington State, 1999 and 2000. Each point represents one or more streams ($n = 150$). The shadings represent forest zones and a vegetation classification system largely based on (1) natural fire succession and potential climax tree species, (2) elevation, and (3) climate. The forest zone boundaries depicted here are greatly simplified, and multiple plant associations can be found within these areas owing to microclimatic differences (after Franklin and Dyrness 1984; Henderson et al. 1992; Agee 1993).

WOOD REFERENCE QUANTITIES IN UNMANAGED STREAMS

TABLE 3.—Best-fitting regressions for the \log_{10} transformed number of pieces and volume (m^3) of large woody debris (LWD) per 100 m of stream, as determined by Akaike information criterion values. Abbreviations are as follows: BFW = bank-full width; GF, SAF, SF-MH, and SS-WH = grand fir, subalpine fire, silver fire-mountain hemlock, and Sitka spruce-western hemlock forest types; BR = bedrock bedform; MC and U = moderately confined and unconfined classes; slope = channel reach slope. Times signs denote interaction terms.

Variable	Coefficient	SE	t-value	P-value
Pieces of LWD^a				
Intercept	1.1326	0.2998	3.778	0.0002
\log_{10} (BFW)	-0.2385	0.2272	-1.0499	0.2958
GF	0.5337	0.3219	1.6642	0.0986
SAF	-0.568	0.4116	-1.3797	0.1701
SF-MH	0.6053	0.3607	1.6781	0.0958
SS-WH	0.4535	0.3155	1.4372	0.1532
BR	1.4232	0.4669	3.0482	0.0028
MC	-0.0922	0.1497	-0.6159	0.5391
U	-0.0033	0.164	-0.0202	0.9839
\log_{10} (slope)	-0.0508	0.2387	-0.213	0.8317
\log_{10} (BFW) × GF	0.2776	0.2481	1.1187	0.2654
\log_{10} (BFW) × SAF	1.591	0.4367	3.6431	0.0004
\log_{10} (BFW) × SF-MH	-0.117	0.3097	-0.3778	0.7062
\log_{10} (BFW) × SS-WH	0.5249	0.2377	2.2084	0.029
\log_{10} (BFW) × BR	-0.634	0.2456	-2.5815	0.011
\log_{10} (BFW) × MC	0.1193	0.1501	0.7952	0.428
\log_{10} (BFW) × U	0.2853	0.1536	1.857	0.0657
GF × BR	-0.9373	0.3627	-2.5846	0.0109
SAF × BR	-1.0202	0.4522	-2.2563	0.0258
SF-MH × BR	-1.3031	0.3707	-3.5149	0.0006
SS-WH × BR	-1.0778	0.3657	-2.9476	0.0038
GF × \log_{10} (slope)	0.2608	0.2567	1.0158	0.3117
SAF × \log_{10} (slope)	-0.0588	0.3064	-0.1917	0.8483
SF-MH × \log_{10} (slope)	-0.1878	0.2923	-0.6425	0.5217
SS-WH × \log_{10} (slope)	0.2865	0.2521	1.1363	0.258
Volume of LWD^b				
Intercept	-0.1823	0.2361	-0.7721	0.4414
\log_{10} (BFW)	1.1338	0.2527	4.4876	0
GF	0.684	0.2511	2.7237	0.0073
SAF	0.2482	0.3741	0.6635	0.5082
SF-MH	1.9225	0.3355	5.7299	0
SS-WH	1.4871	0.2315	6.423	0
BR	0.194	0.2731	0.7104	0.4787
MC	0.5146	0.2256	2.2808	0.0242
U	-0.0952	0.3435	-0.2772	0.782
\log_{10} (slope)	-0.1459	0.1112	-1.3122	0.1917
\log_{10} (BFW) × GF	-0.6076	0.2971	-2.0451	0.0428
\log_{10} (BFW) × SAF	0.4256	0.5091	0.836	0.4047
\log_{10} (BFW) × SF-MH	-1.3385	0.3573	-3.7465	0.0003
\log_{10} (BFW) × SS-WH	-0.8448	0.2732	-3.0925	0.0024
\log_{10} (BFW) × BR	-0.4857	0.2759	-1.7607	0.0806
MC × \log_{10} (slope)	0.4001	0.1718	2.3291	0.0214
U × \log_{10} (slope)	-0.1219	0.2196	-0.5553	0.5796

^a Standard error = 0.2731, df = 125, $R^2 = 0.5966$, $F_{24,125} = 7.703$, $P = 3.442 \times 10^{-15}$.

^b Standard error = 0.3737, df = 133, $R^2 = 0.6168$, $F_{16,133} = 13.38$, $P = 0$.

in nature, the time constraints of the study, or both, sites nevertheless represented a diverse array of channel types, confinement classes, bedforms, dominant water origins, disturbance histories (fire, debris flows, snow avalanches, and floods), and forest types

common in the Pacific Northwest. Basin drainages ranged between 0.4 km^2 and 325 km^2 . Site elevations ranged between 91 m and 1,906 m (above mean sea level). A total of 21,671 LWD pieces were counted and measured. The general distribution of sites within each forest zone of Washington State is illustrated in Figure 1. Detailed sampling stratifications and site maps can be found in Fox (2001).

Modeling and Exploratory Analyses

We found that a \log_{10} transformation provided normal distributions in the continuous data. Using these transformed data, we found that the AIC approach produced the best fit for predicting the number of LWD pieces and volume per 100 m of stream reach by including covariates of BFW, forest type, bedform, gradient, and confinement in the OLS regression along with several combinations of interactions (Table 3). Interactions predicting LWD number of pieces per 100 m are between BFW and forest type, BFW and bedrock bedform, BFW and confinement class, bedrock bedform and forest region, and channel reach slope and forest region. Interactions predicting LWD volume per 100 m are between BFW and forest type, BFW and bedrock bedform, and confinement class and channel reach slope.

In the exploratory analysis of these variables, we found that BFW and forest zone were also correlated with wood volume, but the covariates of bedform, gradient, and confinement were insignificantly correlated despite being included in the AIC selection process. This disparity between the two analyses is probably due to the difference in selection criteria and the low test power for regressions, ANOVA (among groupings), and other tests involving multiple strata, which often resulted in small samples. The descriptive analysis also suggests that wood loads have a high variance; however, there are differences in the distributions by discrete channel size-classes among regions. The following sections describe these differences as well as correlations in further detail.

Regional and Geomorphological Processes Affecting Instream Wood

Watershed and valley morphology play complex roles in the number and volume of instream wood. The number and volume of instream wood per 100 m of channel length generally increase as drainage area increases (linear regression: $P < 0.001$) and as streams become less confined, particularly in watersheds greater than about 10 km^2 in drainage area. We found that BFW is a significantly better predictor of wood parameters than basin size (paired-sample t -test: $P = 0.05$), which stems from the fact that similar BFWs can

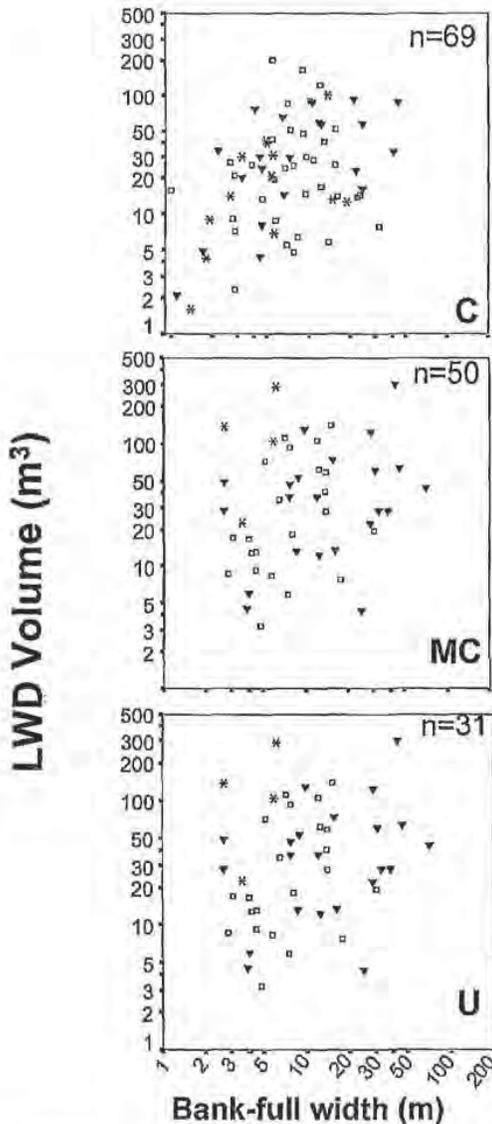


FIGURE 2.—The combined effect of gradient (triangles = 0–4%, squares = 4–20%, and asterisks = 20% or more) and confinement (confined [C], moderately confined [MC], and unconfined [U]) on the volume of instream wood (LWD) per 100 m of channel length by bank-full width for surveyed streams in Washington, 1999–2000.

be produced by different basin sizes owing to regional disparities in precipitation (e.g., western versus eastern Washington); however, because of the high error among all comparisons ($R^2 < 0.37$), there is probably little difference in predictive qualities between the two

variables when wood is scaled per 100 m of channel length. The relationship of channel cross-sectional area to BFW is also strongly correlated ($R^2 = 0.93$) and highly significant ($P < 0.001$), suggesting that the cross-sectional area of high flow can be predicted by a BFW measurement. The isolated influences of gradient and confinement upon wood volumes are largely inconsistent (Figure 2) as well as for number of wood pieces, suggesting that there may be other controlling factors governing wood quantities; however, the small sample sizes per gradient and confinement stratification could not support statistical inferences.

In all basin sizes, more wood volume is generally observed in alluvial channels than in bedrock channels (Figure 3A), but the relatively small sample of bedrock channels does not allow statistical conclusions. This phenomenon, whether a cause or effect of the channel condition–wood relationship, holds true even when isolating the influence of gradient and confinement (Figure 3B). It should be noted that over 90% of the bedrock channels surveyed were in confined valleys.

In basin drainages of 70 km² or more, streams predominantly originating from glacial sources (e.g., Mount Rainier, Glacier Peak, and Mount Olympus) had significantly more wood volume per 100 m than streams fed predominantly with snowmelt and rain. This may be related to the larger number of side channels in streams originating from glacial sources, which averaged 3 per 100-m stream reach ($n = 7$) compared with only 1.8 in snow- or rain-dominated channels ($n = 17$). Although this phenomenon is noteworthy, the sample size of glacial-origin streams was too small to create a separate classification.

Although there is no significant relationship between channel morphology and the volume of wood, pool-riffle channels (where lateral migration is typical) commonly exhibited greater volume per 100 m than plane-bed, step-pool, or cascade morphologies.

Influences on Instream Wood by Channel Disturbance

Fire, as it affects riparian trees, was found to influence instream wood quantities and volumes in streams from the Cascade crest westward. Regression analysis suggests that instream wood volumes increase with adjacent riparian timber age, as dictated by the last stand replacement fire ($P = 0.013$). Riparian characteristics, such as mean tree diameter at breast height and basal area (m²/ha), are influenced by timber age, increasing as stands grow older (both with $P < 0.001$).

Debris flows and snow avalanches probably have an effect on instream wood, although because of the paucity of sites that exhibited these forms of disturbance, statistical verification was not possible (power of test <20% in most cases). Trend analyses suggest

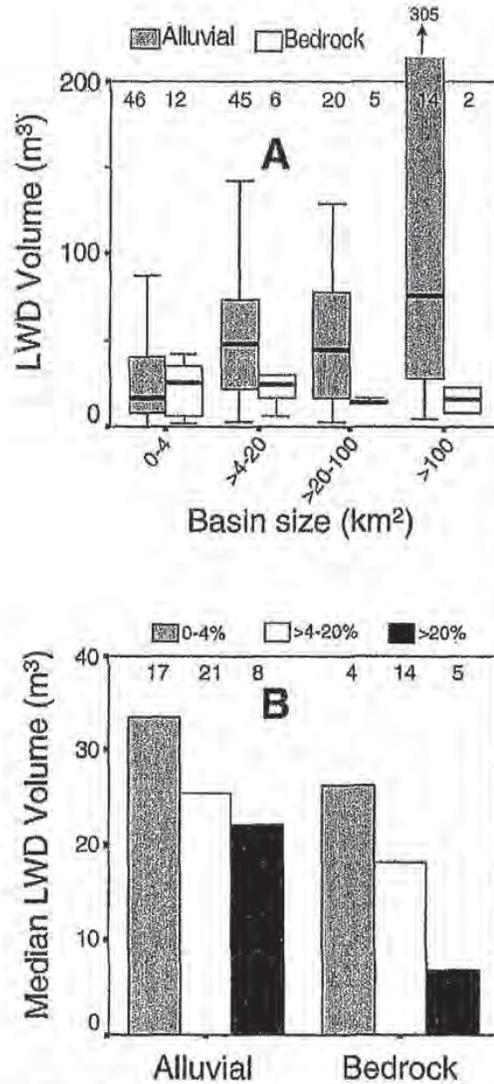


FIGURE 3.—Comparisons of instream wood volume (LWD [m^3 per 100 m]) in surveyed stream channels in Washington, 1999–2000, by (A) channel type (alluvial or bedrock) and basin size (km^2) and (B) channel type and gradient class (confined channels only). The number above each bar is the number (sample size) of stream reaches in that category (channel type–basin size or channel type–gradient). In the box-and-whisker diagrams, the horizontal lines within the boxes represent the medians, the upper and lower edges of the boxes the central 50% of the distribution, and the whiskers the highest and lowest values, including “outliers” (circles) and “extreme values” (asterisks). Outliers are defined as values between 1.5 and 3 box lengths from the upper and lower edges of the boxes and extreme values as values more than 3 box lengths from the upper and lower edges of the boxes.

that debris flows and snow avalanches reduce the number and volume of LWD per 100 m of channel length in channels exceeding 10% in gradient compared with similar-gradient channels without recent disturbance. Notably, channels less than 6% in gradient with and without debris flows and snow avalanches have nearly the same number of wood pieces per 100 m of channel; however, wood volumes ($m^3/100$ m) are greater in channels of this gradient with recent debris flows but less with recent snow avalanches than in channels of this gradient without recent disturbance.

Recent floods did not appear to have a significant effect on instream wood in the streams surveyed. The comparison of regressions between channels with and without recent floods (within 10 years of survey and having a magnitude ≥ 25 -year flood recurrence) suggests that floods do not significantly decrease the quantity and volume of instream wood per 100 m with increasing channel width ($P > 0.6$ for both regression slopes and intercepts). Although this phenomenon is implied by these data, the effects of floods depicted in these relationships are, perhaps, poorly defined owing to the lack of equal replication of sites containing similar morphologies and regional characteristics. Without controlling for these variables, relationships are probably biased by one or multiple regional and geomorphic influences.

Reference Conditions for Instream Wood Quantity and Size

Minimum key piece volumes for channels greater than 20 m BFW.—The length and diameter of key pieces are factors influencing buoyancy and mobility. Although some dimensional combinations (independent of rootwads) may influence piece stability more than others as they interact with channel shape, we assume that piece volume provides a reasonable representation of both length and diameter proportions factored into stability determinations.

The range of volumes for wood pieces meeting the geomorphic definition for stability and function (WFPB 1997) is presented in the form of percentile distribution plots (box plots) for channel classes greater than 20 m BFW, as distinguished by differences in variances (Fisher F -tests: $P < 0.01$; Figure 4). From this distribution, the recommended minimum volumes, as we define by the 25th percentiles, are approximately 9.7 m^3 for the 20- to 30-m BFW class, 10.5 m^3 for the 30- to 50-m BFW class, and 10.7 m^3 for channels greater than 50 m BFW. A plot of these minimum volumes, including those currently defined by WFPB (1997), is presented in Figure 5.

The influence of rootwads on key pieces.—Of the pieces composing the volume percentile distributions (>25 th percentile) presented in Figure 4 and the

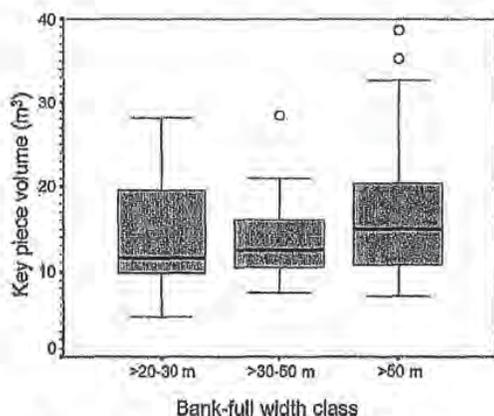


FIGURE 4.—Distributions of instream wood volumes for individual pieces meeting the definition of “key pieces” (i.e., pieces with independent stability; WFPB 1997) for surveyed channels with bank-full widths greater than 20 m in Washington, 1999–2000. According to our methods, the minimum volume for key pieces in channels greater than 20 m is defined as the 25th percentile. The box-and-whisker diagrams are as described in Figure 3.

corresponding curve in Figure 5, it would appear that the recommended minimum volumes defining key pieces are very similar in all channels with BFWs greater than 20 m (and they are not, in fact, significantly different). As channels become larger, one would also expect the wood mobility to increase owing to wood buoyancy and higher-unit stream power. The reason that this is not reflected by an increase in the minimum key-piece volumes as channels become larger probably lies in the presence of rootwads, which compensate for stability in lieu of volume increases. Indeed, 96% of the wood pieces meeting the WFPB definition for key pieces in channels greater than 50 m BFW had rootwads attached to them. In channels with BFWs between 30 m and 50 m, 91% of the pieces had rootwads, and in channels with BFWs between 20 m and 30 m, 71% had rootwads attached. Notably, when selecting for wood functioning as key pieces without rootwads attached, the 25th percentile of individual piece volumes in channels 50–100 m is over 26 m³, suggesting a linear trajectory with the sizes defined for channels less than 20 m. However, because of the small sample size ($n = 13$) for key pieces without rootwads in channels between 20 m and 100 m, this observed trend could not be supported with statistical inference.

The application of key-piece minimum volumes to eastern Washington.—As described previously, the minimum volume required for a piece of wood to

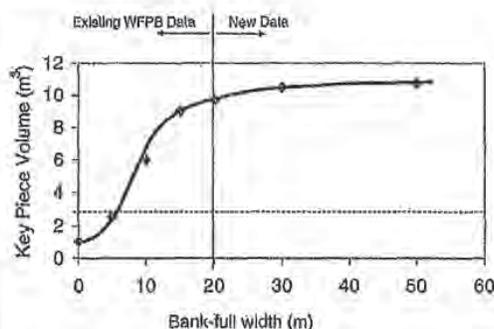


FIGURE 5.—Plot of the minimum wood volumes in surveyed channels used to define key pieces in both western and eastern Washington, 1999–2000. The points to the right of the vertical line represent the new minimum volumes defined in this analysis, the points to the left the values currently used in Washington’s “Watershed Analysis for Western Washington” (WFPB 1997), and the dashed line the minimum key-piece volume (2.83 m³) interpreted from the Oregon Watershed Enhancement Board (based on minimum length and diameter criteria; Watershed Professionals Network 1998).

achieve independent stability as defined by WFPB (1997) currently applies only to western Washington streams less than 20 m BFW. Based on the minimum key-piece volume definitions provided by WFPB for channels less than 20 m BFW and the results of this study presented above for channels greater than 20 m BFW, the percent of LWD qualifying as a key piece per 100-m reach is not significantly different among forest zones (ANOVA: $P = 0.073$). This suggests, that the minimum key-piece volumes established on the basis of fluvial forces rather than region are reasonable criteria for evaluating key-piece frequencies in both eastern and western Washington.

Volumes, LWD numbers, and key-piece quantities.—Overall, both the number and volume of LWD per 100 m of channel length increased with increasing BFW; however, the variance is not well explained by regressions ($R^2 = 0.14$ and 0.23 , respectively). Therefore, a classification approach of BFW is more practical as a management tool than a regression or general linear model, since a range of conditions is provided rather than a single point estimate predicted by an equation.

Based on the similarities in LWD volume and riparian basal area, the Sitka spruce, western hemlock, silver fir, and mountain hemlock forest zones are grouped to form the “Western Washington Region,” and the subalpine fir and the grand fir forest zones are grouped to form the “Alpine Region” (Figure 6). The Douglas-fir and ponderosa pine (DF-PP) forest zone

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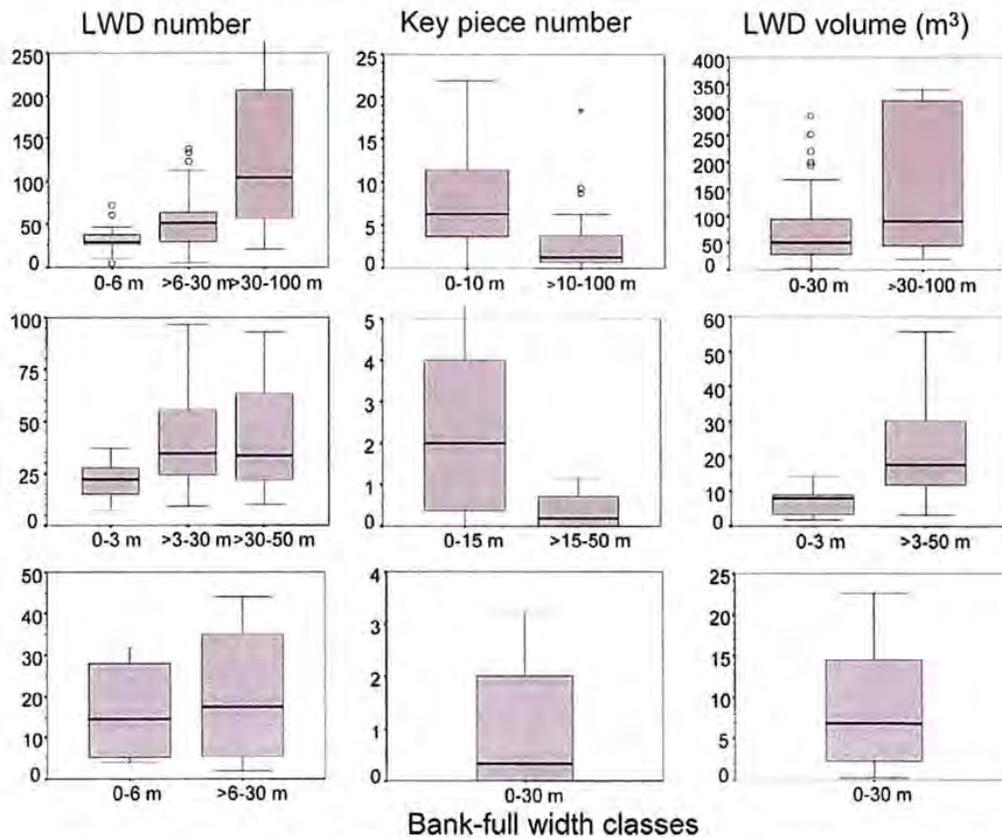


FIGURE 6.—Distributions of the number of wood pieces (LWD) per 100 m, the number of key pieces per 100 m, and the volume of LWD (m³) per 100 m in channel reaches in the Western Washington Region (first row; *n* = 78), the Alpine Region (second row; *n* = 58), and the Douglas-fir-ponderosa pine forest zone (third row; *n* = 14), 1999–2000. Note that the scales of the y-axes differ and that the bank-full width classes are specific to each region based on discrete homogeneous groupings. See Figure 3 for an explanation of the box-and-whisker diagrams.

did not have significant similarities to any of the other forest zones; therefore, it remains simply the “DF-PP” forest zone.

The percentile distribution of these data, as distinguished by BFW classifications, provides reference conditions for wood quantity, key-piece quantity, and wood volume for Washington State and potentially synonymous forested regions of the Pacific Northwest based on these regional groupings. Based on significant differences in lognormal means and variances, distinct BFW classes were identified to report the natural ranges of LWD numbers, numbers of key pieces, and LWD volume per 100 m of stream for each region (Figure 6). Numeric summaries for these distributions and minimum volume-defining key pieces (Figures 4, 5) are presented in Tables 4 and 5.

Discussion

Choice of Predictor Variables

Geomorphological influence.—Channel bedform, origin, gradient, and confinement are predictive of geomorphological influence on instream wood quantities and volumes to some degree, based on the AIC analysis; however, the significance of these correlations (*P*-value) appears to be inconsistent among categories or interactions. This is also reflected in the exploratory analysis, which suggests the small sample stratification in each geomorphic category cannot consistently isolate the effects of these factors for making statistical inferences. Greater certainty regarding these influences would require additional sampling of these morphologies.

Bank-full width is supported as the most significant geomorphic indicator for predicting instream wood

TABLE 4.—Distributions of large woody debris (number of pieces, volume [m³], and number of key pieces, all per 100 m of channel) by region and bank-full width (BFW) class. Large wood debris is defined as a piece exceeding 10 cm in diameter and 2 m in length. Data are portrayed visually in Figure 6.

Region	BFW class	75th percentile	Median	25th percentile
Number of pieces				
Western Washington	0-6 m	>38	29	<26
	>6-30 m	>63	52	<29
Alpine	>30-100 m	>208	106	<57
	>0-3 m	>28	22	<15
	>3-30 m	>56	35	<25
DF-PP forest zone	>30-50 m	>63	34	<22
	0-6 m	>29	15	<5
	>6-30 m	>35	17	<5
Volume				
Western Washington	0-30 m	>99	51	<28
	>30-100 m	>317	93	<44
Alpine	>0-3 m	>10	8	<3
	>3-50 m	>30	18	<11
DF-PP forest zone	0-30 m	>15	7	<2
Number of key pieces				
Western Washington	0-10 m	>11	6	<4
	>10-100 m	>4	1.3	<1
Alpine	>0-15 m	>4	2	<0.5
	>15-50 m	>1	0.3	<0.5
DF-PP forest zone	0-30 m	>2	0.4	<0.5

volumes and number of pieces. This is based on (1) the results of the trend analysis with wood volumes with increasing basin size, (2) the correlation of BFW to basin size and cross-sectional area, (3) the demonstration that BFW has better predictive qualities than basin size for instream wood, and (4) the interaction and correlation this variable has with the previously discussed reach geomorphology influences. For example, streams with large BFWs are often less confined and of lower gradient than streams with small BFWs; thus, BFW may effectively be representative of multiple reach geomorphological influences. Due to the development of these BFW relationships with basin area in unmanaged streams, caution is needed if applied to streams in managed basins, human-modified channels, or recently disturbed channels. Bank-full width and cross-sectional area of flow are probably more representative of the hydraulic forces that influence the distribution and retention of wood than basin size, further favoring the use of BFW rather than basin size as a predictor of instream wood numbers and volumes.

Influence of disturbance.—The AIC analysis supports a better fit using the five forest zones for predicting wood numbers and volumes compared with using the three state regions in the OLS model; however, we chose to simplify these categories by

TABLE 5.—Minimum volume required for key pieces of large woody debris, by bank-full width (BFW) class.

BFW class	Minimum volume (m ³)
0-5 m	1.00 ^a
5-10 m	2.50 ^a
10-15 m	6.00 ^a
15-20 m	9.00 ^a
20-30 m	9.75
30-50 m	10.50 ^b
50-100 m	10.75 ^b

^a Current WFPB (1997) definition.

^b Piece must have an attached rootwad.

grouping them into the state regions based on the descriptive analysis. Through the descriptive analysis, the forest zones grouping did not substantially increase the variability; thus, we believe little was lost while gaining utility in simplification. Therefore, we chose state regions as the best single regional indicator for predicting instream wood loads in relation to various forms of climate-induced disturbance. Tree age, as influenced by natural fire history, increases with wetter climates. Because the adjacent riparian trees influence instream wood loads, the characteristics of riparian trees, as influenced by fire recurrence, vary by forest zones.

We could not isolate any other form of disturbance as a significant predictor of instream wood loads; however, the wide range of wood loads found within any one grouping probably reflects some level of natural disturbance that creates typical patchy stream habitat. From our data, floods do not appear to have a significant influence on long-term wood abundance and therefore are inconsequential to variable selection. Observationally, debris flows and snow avalanches, perhaps, have some local influence on instream wood loads; however, this influence could not be verified with statistical rigor because of the small number of disturbed sites relative to nondisturbed sites.

Setting Management Targets

The percentile (box plot) distributions for LWD quantity, volume, and key-piece quantity (Figure 6) represent the range of conditions found in streams draining unmanaged forests that are subject to a natural rate of disturbance (except fire suppression). Assuming these data include both favorable and unfavorable salmonid habitat conditions as they relate to instream wood, this range can be used to set management targets for riparian recruitment objectives, regulation, habitat restoration, enhancement, and evaluation. For restoration and enhancement of instream wood loads, we recommend that streams be managed to meet this natural distribution at a basin scale, where restoring the

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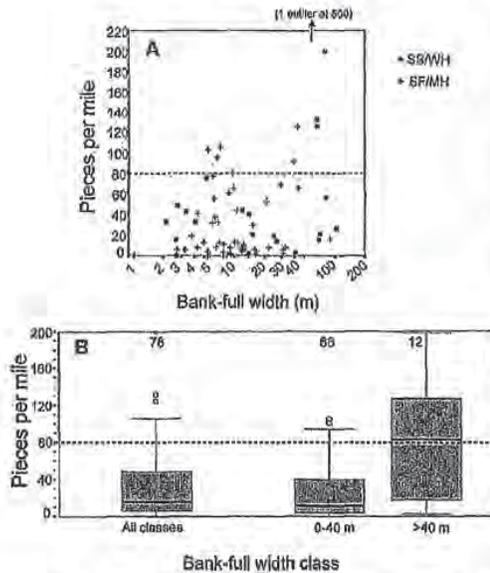


FIGURE 7.—Distribution of surveyed channel sites in western Washington, indicating the number of instream wood pieces that meet the National Marine Fisheries Service criteria for “properly functioning condition” (PFC) and the identical “resource management objective” (RMO) of the U.S. Forest Service and Bureau of Land Management for coastal Oregon and Washington. To illustrate disparities among bank-full widths, panel (A) presents a scatterplot of the data by forest zone (squares = the Sitka spruce–western hemlock zone [SS/WH], plus signs = the silver fir–mountain hemlock zone [SF/MH]), while panel (B) shows percentile distributions for all bank-full width classes and for two classes separately. The horizontal dashed line represents the lower threshold for streams meeting the PFC–RMO criteria. The number of channel reaches appears above the bars in (B); in (A), the number of channel reaches is 78. See Figure 3 for an explanation of the box-and-whisker diagrams.

natural heterogeneity of wood loads is the primary objective. Streams in a degraded state (e.g., below the median) should be managed for wood inputs exceeding the median of this range. We recommend that the top of these distributions, the 75th percentile and above, be used as an interim management “target” until the basin-scale wood loads achieve the central tendencies of natural and unmanaged wood-loading ranges.

The precise quantities and volumes of wood needed by salmonids for successful production are not well understood. Statistically sound studies to link instream wood loads to salmonid production would be expensive and have high levels of uncertainty owing to the multiple variables influencing salmon production (Roni et al. 2003). However, we do know that historic salmon populations were much higher than those found today

and, as noted earlier, we assume that unmanaged forests offer the best source of information on wood loads as one component of habitat to which salmonids have adapted. In degraded streams, where management is needed to restore favorable conditions, wood loads are often no longer found in the upper distribution of these ranges, or the distribution is centered around a lower mean. In these cases, merely managing for the mean or median will not restore the natural ranges of heterogeneity. Thus, for management purposes intending to restore natural wood-loading conditions, establishing instream wood targets based on the upper portion of the distribution observed in natural systems (i.e., the 75th percentile) rather than the lower portion of the distribution are reasonable as well as prudent to restore natural ranges.

Comparison of Data with Existing Management Standards

National Marine Fisheries Service (NMFS) and U.S. Forest Service (USFS)–Bureau of Land Management (BLM): number of LWD pieces.—Streams achieving a “properly functioning condition” or the “resource management objective,” as defined by NMFS and USFS–BLM, respectively (Table 1), for Pacific Northwest streams were assessed. Of the 78 natural and unmanaged streams sampled in western Washington, only 11 met the requirements of 80 pieces per mile (1 mile = 1.61 km) put forth by these federal agencies (Figure 7A); however, of the 54 streams sampled in eastern Washington, 30 met the federal standard of 20 pieces per mile (Figure 8A). Percentile distributions and one-sample *t*-tests with normalized data suggest that the sample mean of qualifying wood pieces per mile is significantly lower than the federal target for western (coastal) Pacific Northwest streams ($P < 0.001$), but significantly higher than the federal target for eastern Pacific Northwest streams ($P = 0.02$). The data in western Washington also suggest that the mean is similar to the federal standard only in channels greater than 40 m BFW (Figure 7B). The 75th percentile of data from streams equal to or less than 5 m BFW sampled in eastern Washington is near the federal target of 20 pieces per mile for eastern Washington streams, but only near the 25th percentile in streams 5–50 m BFW (Figure 8B).

In comparisons of natural and unmanaged wood-loading ranges with the federal management targets for coastal areas of the Pacific Northwest, we found that the 75th percentile derived from our data meets the federal target only in streams greater than 40 m BFW, suggesting that 80 pieces per mile seems to be a reasonable target only for the larger streams (Figure 7B). For interior Pacific Northwest streams, the federal

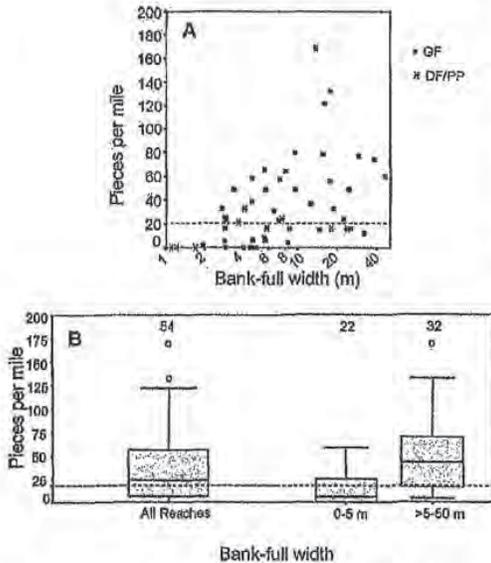


FIGURE 8.—Distribution of surveyed channel sites in eastern Washington, indicating the number of instream wood pieces that meet the National Marine Fisheries Service criteria for “properly functioning condition” and the identical “resource management objective” of the U.S. Forest Service and Bureau of Land Management for eastern Oregon and Washington. To illustrate disparities among bank-full widths, panel (A) ($n = 53$) presents a scatterplot of the data by forest zone (squares = the grand fir zone [GF] and asterisks = the Douglas-fir-ponderosa pine zone [DF/PP]), while panel (B) shows percentile distributions for all bank-full width classes and for two classes separately. See Figure 7 for additional details.

target is near the 75th percentile for Washington streams 0–5 m BFW in this study, but only near the 25th percentile for streams 5–50 m BFW (Figure 8B), suggesting that the federal target may be set too low for these streams. As applied, however, the NMFS and USFS–BLM targets do not differentiate between BFW classes and are applied to all streams (i.e., those with potential to provide habitat for salmonid species).

Washington Forest Practices Board: number of LWD and key pieces.—Comparing the data mean from this study for instream LWD quantities in Washington streams (channels < 20 m BFW) with the WFPB target of two pieces per channel width, there was no significant difference (one-sample t -test: $P = 0.969$; $n = 121$). The distribution of data (Figure 9a) suggests that this target is not applicable for all channel widths less than 20 m because of the significantly positive regression slope ($P < 0.001$) described by the equation

$$Y = 0.22x^{1.26}, \quad (1)$$

where Y is the predicted number of LWD pieces per channel width and x is the BFW in meters. Based on data partitioning of LWD quantity to define three distinct BFW classes (Figure 9b), one-sample t -tests suggest that the WFPB target is higher than the mean of the data distributions for channels less than 3 m BFW ($P < 0.001$), not different in channels greater than 3–12 m BFW ($P < 0.194$), and lower in channels greater than 12–20 m BFW ($P < 0.001$).

One-sample t -tests suggest that the lognormal mean of these data is not significantly different from the WFPB target of 0.3 key pieces per channel width for channels 0–10 m BFW in western Washington ($P = 0.897$); however, the mean for key pieces per channel width in channels 10–20 m BFW is significantly different from the WFPB target of 0.5 pieces per channel width ($P = 0.001$). The percentile distribution (Figure 9c) suggests the data mean in channels 10–20 m BFW is less than the WFPB target. The relationship of the number of key pieces per channel width to BFW is not significant ($P = 0.625$).

Oregon Watershed Enhancement Board (OWEB) targets.—There was a significant difference when comparing the data mean from this study with the OWEB “desirable” habitat quality rating (Table 1) for numbers ($P < 0.001$) and volumes ($P < 0.001$), but not for key pieces ($P = 0.061$; each with one-sample t -tests, $n = 78$) of instream LWD per 100 m of stream (Watershed Professionals Network 1998). Figure 10a suggests that the OWEB standard for numbers of LWD per 100 m of stream is lower than expected in natural and unmanaged streams of similar forest types in Washington. Furthermore, regression analysis suggests that the OWEB target is not applicable for all channel widths, where the number of pieces per 100 m of this study increases with increasing channel widths ($P = 0.004$). Figure 10b suggests that the OWEB standard for LWD volume is lower than expected in natural and unmanaged streams. As with the number of LWD, regression analysis of these data also suggests a positive relationship with LWD volume as channel width increases. Figure 10c suggests no significant difference between the OWEB standard and the data of this study. Regression analysis ($P = 0.197$) suggests no significant increase or decrease in the number of key pieces per 100 m, as defined by the OWEB key-piece size criteria with BFW.

The appropriateness of Washington and Oregon state LWD standards may be reasonable only for a select channel size. Figure 9b illustrates that the WFPB target is only near the median for streams between 3 m and 12 m BFW (yet below the 75th percentile) and quite different from the distributions found in smaller and larger natural and unmanaged streams. Regressions

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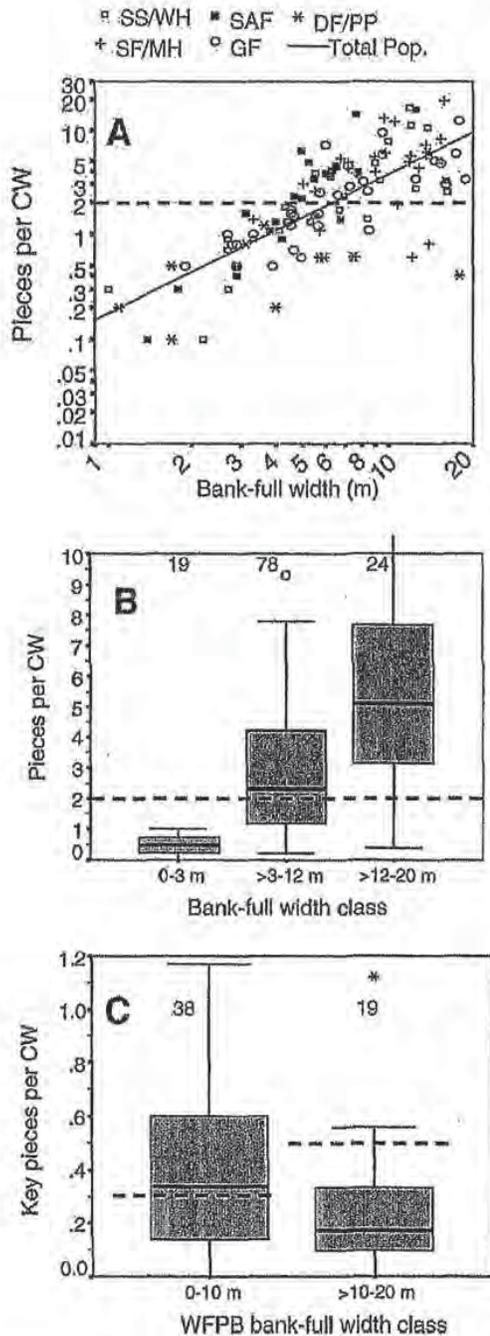


FIGURE 9.—Number of pieces and key pieces of wood (LWD) per channel width (CW) by bank-full width for surveyed channels in Washington with bank-full widths less than 20 m for comparison with the Washington Forest Practices Board (WFPB) targets. Panel (A) presents a

using the WFPB LWD metrics (Figure 9a) and the OWEB metrics further suggest that numbers of LWD pieces vary by channel size, and a single target may not serve well for all stream sizes. This relationship is similar for LWD volume, suggesting a similar discrepancy with the OWEB volume targets. However, the state targets for LWD numbers and volume do not differentiate between channel sizes and are, overall, lower than the 75th percentiles of distributions found in natural and unmanaged streams, which, therefore, suggests that the state targets may be set too low.

The state LWD targets may also not be appropriate for all forest types. Figure 9a illustrates that there is regional variation with numbers of wood pieces, suggesting that applications of a fixed management target may not be judicious across different forest zones of Washington and Oregon. As applied, however, the Washington targets for piece numbers are applied to all forest types across the state, and the Oregon targets are applied to all forest types in western Oregon.

The key-piece standards of Washington and Oregon are quite different in size definition and hence are difficult to compare. The WFPB key-piece size definition increases by channel size, where the OWEB key-piece size definition is constant for all channels. Based on the functional definition for independent stability (WFPB 1997) and what we know about increasing fluvial forces acting upon wood as stream size increases (Braudrick and Grant 2000), it would seem that the minimum size of an independently stable piece of LWD must increase with channel size. Certainly, the size definitions of the WFPB (1997), which are based on data collected under this definition

←
scatterplot in which the points represent the mean quantities per sample by discrete forest region (open rectangles = the Sitka spruce-western hemlock zone [SS/WH], filled rectangles = the subalpine fir zone [SAF], asterisks = the Douglas-fir-ponderosa pine zone [DF/PP], plus signs = the silver fir-mountain hemlock zone [SF/MH], and circles = the grand fir zone [GF]). The sloping line is the fitted regression line $y = 0.191x^{1.29}$, where y represents pieces per channel width and x bank-full width. Panel (B) presents box plots illustrating the range of data among discrete bank-full width classes and panel (C) box plots illustrating the data distribution as compared with the WFPB targets for key-piece quantities per CW (applicable to western Washington only). The horizontal dashed lines represent the WFPB targets that indicate "good" habitat quality (WFPB 1997). The number of channel reaches appears above the bars in (B) and (C); in (A), the number of channel reaches is 121. See Figure 3 for an explanation of the box-and-whisker diagrams.

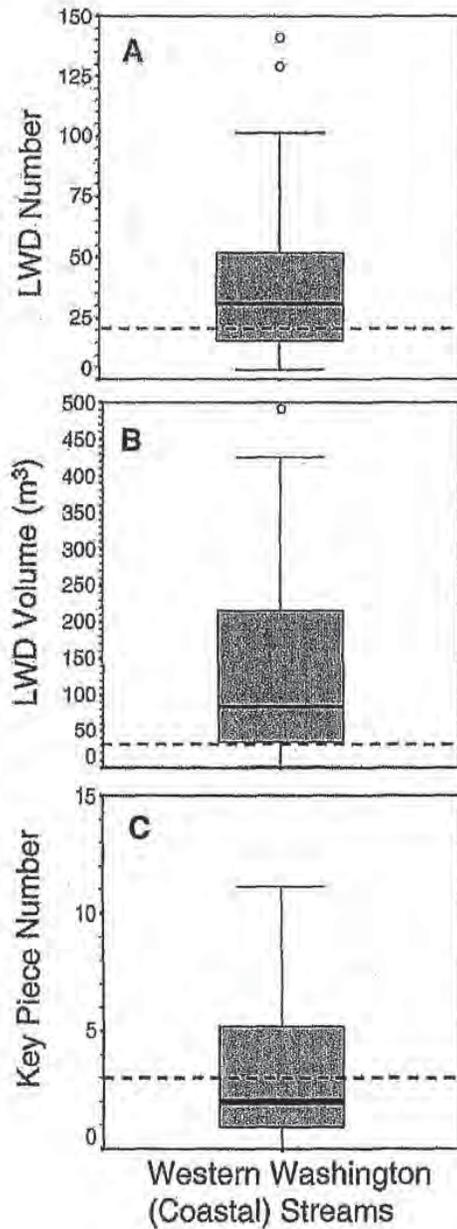


FIGURE 10.—Distributions of (A) the number of pieces of wood (LWD), (B) the volume of LWD, and (C) the number of key pieces of LWD per 100 m of stream in surveyed channels in Washington that meet the Oregon Watershed Enhancement Board's qualifying criteria (Table 1). The dashed horizontal lines indicate the board's "desirable" condition (Watershed Professionals Network 1998) for each wood habitat metric. For each plot, $n = 78$. See Figure 3 for an explanation of the box-and-whisker diagrams.

(M. J. Fox, 1994 memorandum to the Cumulative Effects Steering Committee from the Muckleshoot Tribe on LWD key piece size and distribution data set for several late-successional Douglas-fir forests of western Washington), reflect this increase. Thus, the Oregon single size definition for key pieces is likely to overestimate independently stable LWD pieces (i.e., key pieces) in smaller streams, but qualify pieces that are, perhaps, not functioning as true key pieces in larger streams. Although the OWEB key-piece target is not significantly different than the data mean quantity from natural and unmanaged streams, it may not reflect true key-piece quality and the intended geomorphic role of those pieces. Therefore, the OWEB target for key pieces may better serve as a reference to the quantity of "large" pieces of LWD rather than true "key pieces" expected in coastal streams, yet may fall short as a management target since it is lower than the 75th percentile of pieces meeting that size definition in natural and unmanaged streams. The WFPB targets for key pieces are also different from the 75th percentile (Figure 9c), and adjusting the target to meet the quantities expected in natural and unmanaged streams may more prudently facilitate some management objectives.

Defining New Key-Piece Minimum Volumes for Channels Greater Than 20 m BFW

The minimum volumes established in Figure 4 illustrate that the size of the pieces in channels greater than 20 m BFW do not increase at the same rate as the minimum defined volumes in channels between 0 and 20 m BFW (WFPB 1997). The change in rate is illustrated in Figure 5 as channels reach 15–20 m BFW (i.e., 9 m³) and suggests that the relationship between BFW (as representative of potential fluvial forces such as buoyancy) and wood volume (as a function of stability) is not linear. Certainly, one would expect that wood must be larger to counter the tendency to mobilize as channels become larger. This is not the case and is probably attributed to the presence of rootwads to help anchor logs. Clearly, this often compensates for the need of increased volume for stability. This is illustrated by the increased prevalence of rootwads attached to key pieces as BFW increased, although the minimum volumes did not increase proportionately. The data suggest that without rootwads attached, the minimum volume required to meet the definitions for key pieces may indeed follow the near-linear relationship with BFW established by the WFPB in channels 0–20 m BFW. However, this relationship may not be fully realized because samples for pieces this large without rootwads were rare ($n = 3$).

Application of Key-Piece Size Definitions to Eastern Washington Streams

The application of the minimum key-piece volumes established for western Washington (WFPB 1997) to eastern Washington is demonstrable. First, there was no significant difference in the total percent of wood qualifying as key pieces between eastern and western Washington forest zones. Second, fluvial forces for a given channel size are likely to be the same and, thus, the mobilization of wood is likely to be the same. Indeed, Fox (2001) found that the physical dry densities of wood species commonly distributed in the riparian areas are not significantly different between forest zones. Although the quantities of key pieces vary among regions (Figure 6), the physical criteria used to define a key piece (using the WFPB definition) should be similar. Therefore, the application of minimum key-piece volumes established for western Washington streams to eastern Washington streams is appropriate and, thus, applicable among these forest types.

Restoration and Management Recommendations

Instream wood is merely one indicator of stream and salmonid habitat conditions; however, it is one of the few tangible stream features that can be manipulated by the management of riparian areas or used in wood restoration intended to "jump-start" habitat recovery until natural processes recover. Management objectives are most valid if they are based on reference conditions to which salmonids have adapted. The percentile (box plot) distributions for LWD quantity, volume, and key-piece quantity (Figure 6) provide this range of reference conditions for discrete regions and channel sizes and can be used in habitat restoration, enhancement, evaluation, regulation and, perhaps, to develop riparian recruitment objectives. Because these data represent a wide range of conditions found in streams draining unmanaged forests that are subject to a natural rate of disturbance (except fire suppression), the recommendations provided herein are relevant to basin-scale objectives intended to restore the natural heterogeneity of wood distributions found in unmanaged systems. In many cases, conditions in impacted streams often reside in a reduced range of historic heterogeneity or are grouped around a different mean. As such, reestablishing values within the historic range that "pull" the mean closer to the historic mean will probably better serve the restoration of habitat conditions. Due to the effect of past management practices on instream wood, impacted streams commonly contain conditions lower than the historic range. Thus, merely managing for the mean or median will

not likely restore the natural ranges of heterogeneity, and achieving this range in degraded systems may initially require setting objectives above the mean or median of this range (e.g., the 75th percentile) to expedite recovery and resemble the central tendencies of natural and unmanaged wood-loading ranges.

Current management targets often do not consider the regional or geomorphic variation in wood loads, and hence caution should be exercised in applying these standards broadly. The data in this study illustrate these significant variations by forest type and channel size and offer improved references in which to base management objectives.

The minimum piece volumes used to define a key piece should also consider the role rootwads play in achieving stability. In channels greater than 30 m BFW, more than 91% of all key pieces had rootwads attached. Therefore, in order to meet the objective of defining a key piece, not only do the prescribed minimum volumes need to be met but also rootwads must be considered in this definition. Without rootwads to stabilize key pieces, the minimum volume needed for stability in large channels would be extremely large. Logs of this size are rare and probably impossible to obtain for stream habitat enhancement projects, let alone transporting and positioning them into a channel. Therefore, we recommend that for channels greater than 30 m, a log must have a rootwad attached to be defined as a key piece and meet the minimum-volume requirements defined in Figure 4. Although having a rootwad attached to a log placed in a stream channel as part of a restoration or enhancement effort adds stability and longevity (Braudrick and Grant 2000), the data do not justify a requirement that all key pieces meeting the minimum-volume requirement have an attached rootwad for BFW classes smaller than 30 m.

Table 4 summarizes the central percentile distributions for instream wood loadings based on Figure 6. These values offer typical ranges of conditions for the quantities and volumes of wood found within the historical variability of watershed conditions, given the natural disturbance regime in forest zones of Washington State. These ranges can be used to (1) assess current instream wood condition and ratings for the evaluation of stream habitat; (2) identify target wood load levels for restoration, enhancement, and mitigation projects; and (3) develop land-use regulations, ordinances, and laws to protect and manage salmon habitat.

Acknowledgments

We wish to express our sincere appreciation to Loveday Conquest, Peter Bisson, and Robert Bilby for their helpful insight and guidance. We would also like to thank the Pacific Northwest Research Station and the

Center for Streamside Studies for their financial support; our hardworking field crews consisting of Lyle Almond, Lance Dibble, Jeff Steele, Emily Lang, and Jessica Trantham for their intrepid pursuit of data in remote locations during inclement weather, and against hostile vegetation; our volunteer field assistance crew comprised of Anne Savery, Jody Brauner, Brian Berkompas, and Cindy Carlson; and the Muckle-shoot Indian Tribe. We would also like to thank Jan Henderson, Derek Booth, Dave Montgomery, Tom Quinn, Jim Agee, Richy Harrod, Ann Camp, and the many others who provided data, information, suggestions, input, and inspiration to this project.

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WOOD REFERENCE QUANTITIES IN UNMANAGED STREAMS

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Exhibit 9
Page 1 of 1



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

November 18, 2014

David Kuhl, AICP
Development Services Director
City of Woodinville
17301 - 133rd Avenue Northeast
Woodinville, Washington 98072-8563

Dear Mr. Kuhl:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

3-1

City of Woodinville - Proposed amendment of intent to adopt the 2015 Comprehensive Plan. These materials were received on November 18, 2014 and processed with the Material ID # 20814.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services



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Ms. Jenny Ngo
Development Services Department
City of Woodinville
17301 – 133rd Avenue NE
Woodinville, WA 98072

Re: Planning Commission Agenda Item #1
Public Hearing – 2015 Comprehensive Plan and Municipal Code
Update

Dear Ms. Ngo,

Please consider these some preliminary comments to the code changes being considered by the Planning Commission.

1. WMC 21.08.070.A: We support the increase in area for grocery stores in the CBD. 4-1
2. WMC 21.12.040.A: Footnote (27) requires fireplaces for each new residential unit. This requirement increases costs of housing units and many people would not choose to have a fireplace in their unit. Wood burning fireplaces increase air pollution and increase the risk of fires in the building. The decision to include fireplaces within units should be driven by the market, not by outside regulations. 4-2
3. WMC 21.12.040.A: I have several concerns with the public benefits to gain the increased height and residential FAR.
 - a. The City requires retail on the ground floor along certain streets in the CBD zone. The public benefits include an additional 25% of the total area as office space. This appears to penalize those properties that have to provide retail space on the ground floor. 4-3
 - b. The height increase allowed in the CBD zone with public benefits (45 feet) should be increased for those buildings that are required to provide retail on the ground floor. The ceiling heights of the retail uses may compromise three (3) stories of desirable and modern residential ceiling heights above the retail use. 4-4
 - c. There are 27 definitions for signs and none for public open space. Further clarity around what would qualify as public open space should be considered. 4-5
 - d. I understand the intent and typically support efforts around affordable housing. Many developers will not take advantage of the increase in height and density for this incentive. Affordable housing requirements should be inclusive to all zones, including single family. Affordable housing demand is 4-6

Ms. Jenny Ngo
January 7, 2015
Page 2

created by all uses and should be equitably distributed across all the land use zones. The Planning Commission should consider the following:

- i. Reduce the percentage from 10% in the CBD zone and require all zones to participate in the affordable housing program.
- ii. Increase the rental affordable housing unit to match the City of Bellevue's requirements (80% of the King County AMI).
- iii. Adopt a fee-in-lieu program.
- iv. Eliminate required retail on the ground floor from the FAR calculations since this is a requirement and benefit to the City.
- v. Duration of affordability should be reduced to 20 years and should be the same for ownership and rental units.
- vi. A provision should also be included to allow market rental for those units that are not rented for a certain time period due to lack of demand.
- vii. The City should adopt the Multifamily Tax Exemption (MFT) program if any affordable housing program is being considered.

4-6

Please consider these some preliminary comments on the recommended land use code changes. I will provide further comments during the process.

Thank you,


Harold Moniz, AICP
Senior Planner



HOUSING
DEVELOPMENT
consortium

EXHIBIT 15
PAGE 1 OF 2

June 4, 2014

Woodinville Planning Commission
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

Dear Commission Members,

On behalf of the Housing Development Consortium of King County (HDC),
thank you for this opportunity to comment on your comprehensive plan update.

HDC is a nonprofit membership organization which represents more than 100 private businesses, nonprofit organizations, and public partners who are working to develop affordable housing in King County. HDC's members are dedicated to the vision that all people should be able to live in a safe, healthy, and affordable home in a community of opportunity. In other words, we believe all people, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for a healthy lifestyle.

We very much appreciate Woodinville's work toward achieving this vision, particularly through the City's provision of development incentives that leverage the power of the private market to create affordable homes and through the City's allocations to the ARCH Housing Trust Fund. This comprehensive plan update provides you an ideal opportunity to explore what additional actions are necessary to create a diverse, inclusive, and affordable community for all of Woodinville's residents. To that end, we would like to provide the following comments to help guide your work over the next many months on the issues of public funding, homelessness, and implementation.

❖ Public Funding

The Countywide Planning Policies (CPPs) state that 24% of our regional housing supply should be affordable to individuals and families earning less than 50% of Area Median Income (AMI). Unfortunately, the most recent data from King

- HDC's Affordable Housing Members:
- Low-income Housing Organizations
- Community Development Corporations
- Special Needs Housing Organizations
- Public Housing Authorities
- Community Action Agencies
- Workforce Housing Organizations
- Public Development Authorities
- Government Agencies and Commissions
- Architects and Designers
- Development Specialists
- Certified Public Accountants
- Regional Funders and Lenders
- National Funders and Lenders
- Community Investment Specialists
- Property Managers
- Law Firms
- Contractors

5-1

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Affording Opportunity

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206.682.9541 Fax 206.623.4669 www.housingconsortium.org

EXHIBIT 15
PAGE 2 OF 2

County estimates that only 10% of Woodinville's rental and owner-occupied homes are affordable to this income bracket. This gives rise to the 15% of Woodinville residents paying more than 50% of their income for housing costs. The supply of affordable homes remains insufficient in Woodinville.

Public subsidy is critical to building homes affordable at this income level. The ARCH Housing Trust Fund is an ideal way to achieve this work. Since its inception, ARCH funding has contributed to the creation of more than 2,900 homes across the Eastside, leveraging \$9 of external funding for every \$1 of ARCH funding. With this funding, HDC members like Imagine Housing, Hopelink, and Friends of Youth are doing great work to build homes for low-income families.

Woodinville has made a strong commitment to providing direct support for affordable housing. Policy HHS-2.6 states that the City will "continue to support the Regional Housing Trust Fund." However, since the adoption of your current comprehensive plan, ARCH funding has remained relatively flat while housing costs on the Eastside have continued to rise. In order to truly address the need for affordable housing, we need a long-term, sustainable revenue source for the ARCH Housing Trust Fund. **We ask that the City fully implement HHS-2.6 by bolstering its own support of the ARCH Housing Trust Fund and by working with ARCH member cities to increase regional funding for the Trust Fund, pursuant to HHS-2.3.**

5-2

❖ Homelessness

Homelessness is very real in East King County. And while the Eastside has made several big steps forward to address the needs of homeless individuals and families, more must be done. The 2014 One Night Count of homeless individuals identified 178 unsheltered people on the Eastside. **We ask that the City continue to partner with other Eastside cities and non-profit organizations to improve opportunities to site housing and services that address this special housing need. We also ask that you work to educate the public and build awareness of homelessness on the Eastside.**

5-3

❖ Implementation

A detailed Housing Strategy Plan as well as strong implementation and monitoring measures will be critical to realizing the housing policies in your comprehensive plan. We encourage you to strengthen your Housing Element by fully implementing your commitments to affordability.

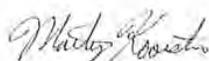
5-4

Thank you for your consideration. We at HDC look forward to working with you as you continue to update your comprehensive plan to create a future where Woodinville's workers can afford housing and still have enough money for the basics like groceries, gas, and child care. We would be happy to discuss these comments with you and provide technical assistance as you make updates to your Housing Element. We hope you will contact us at (206) 682-9541 or hdc@housingconsortium.org with any questions.

Best,



Kayla Schott-Bresler
Policy Associate



Marty Kooistra
Executive Director

COMMENT CARD

Comments, suggestions, or questions?

What does cohesive mean in regards to residential neighborhoods?

6-1

Name: Kathy (PC)
Address: _____
Email: _____

Check to be added to the project email list

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



COMMENT CARD

Comments, suggestions, or questions?

H-2 - a bit "pre in the sky"
H-3 needs better definition - too broad

7-1

7-2

Name: _____

Address: _____

Email: _____

Check to be added to
the project email list

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

CITY OF WOODINVILLE COMPREHENSIVE PLAN & MUNICIPAL CODE UPDATE
DRAFT PLAN PUBLIC MEETING



COMMENT CARD

Comments, suggestions, or questions?

PARKS-PROG-4 Way, way too broad - needs better definition

8-1

Name: _____

Address: _____

Email: _____

Check to be added to the project email list

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**CITY OF WOODINVILLE COMPREHENSIVE PLAN & MUNICIPAL CODE UPDATE
DRAFT PLAN PUBLIC MEETING**



5.0 REFERENCES

City of Woodinville. 2005. 2005 Parks, Recreation, and Open Space Plan. Woodinville, WA.

City of Woodinville. 2009a. Comprehensive Plan. Woodinville, WA.

City of Woodinville. 2009b. Shoreline Master Program. Woodinville, WA.

City of Woodinville. 2010. 2009 Transportation Master Plan Final. Prepared by Transportation Engineering Northwest for the City of Woodinville. Seattle, WA.

Puget Sound Regional Council (PSRC). 2008. VISION 2040. Seattle, WA.

Puget Sound Regional Council (PSRC). 2013. 2013 Land Use Targets, Revision Date: 9/17/2013. Seattle, WA.

6.0 DISTRIBUTION LIST

The following agencies were sent a notice of availability. Those with an asterisk also received a compact disk.

6.1 Federal Agencies

U.S. Army Corps of Engineers, Seattle District, Regulatory Branch

U.S. Postal Service, Woodinville Branch

6.2 Tribes

Muckleshoot Indian Tribe, Fisheries Division

Muckleshoot Indian Tribe, Preservation Program

Sauk-Suiattle Tribe, Cultural Resources

Snohomish Tribe of Indians

Snoqualmie Tribe, Cultural Resources

Stillaguamish Tribe

Tulalip Tribes, Cultural Resources

6.3 State and Regional Agencies

Port of Seattle, Real Estate Division

Public Health – Seattle and King County, Environmental Health Services Division

*Puget Sound Clean Air Agency

*Puget Sound Partnership

*Puget Sound Regional Council

Sound Transit

*Washington State Department of Archaeology and Historic Preservation

*Washington State Department of Commerce

*Washington Department of Corrections

*Washington State Department of Ecology (one CD and one hard copy)

*Washington State Department of Fish and Wildlife

*Washington State Department of Health

*Washington State Department of Natural Resources

*Washington State Department of Social and Health Services

*Washington State Department of Transportation

6.4 Services, Utilities, and Transit

*Alderwood Water & Wastewater District

Comcast of Washington

Community Transit

*Cross Valley Water District

WOODINVILLE COMPREHENSIVE PLAN UPDATE EIS DISTRIBUTION LIST

Frontier Communications

*Northshore School District

*Northshore Utility District

*Lake Washington School District

Olympic Pipeline

Puget Sound Energy

*Snohomish Fire District 7

*Woodinville Fire and Rescue

*Woodinville Water District

6.5 Newspapers

Woodinville Weekly

6.6 Adjacent Jurisdictions

*City of Bothell, Planning Director

*City of Kenmore, Planning Director

*City of Kirkland, Planning Director

*City of Redmond, Planning Director

King County Department of Assessments

*King County Department of Natural Resources and Parks

*King County Department of Permitting and Environmental Review, Land use Services Division

*King County Department of Transportation, Road Services Division

*King County Historic Preservation Program

*King County Metro Transit

*King County Water and Land Resources Division

*Snohomish County Planning and Development Services

6.7 Libraries

Woodinville Library, King County Library System

6.8 Other

The City published a Notice of Availability of the DEIS in the newspaper of record. The City sent postcards regarding the Draft Plan and Code proposal comment initiation off to all addresses in the Woodinville Zip Code. Email postcards were sent to email addresses. Those responding to the DEIS were added to a list of parties of record and sent a Notice of Availability of the FEIS.

APPENDIX A: PLANNED ACTION ORDINANCE – PROPOSED

DRAFT PLANNED ACTION FOR THE CENTRAL BUSINESS DISTRICT

City of Woodinville Community Meeting: Discussion Guide

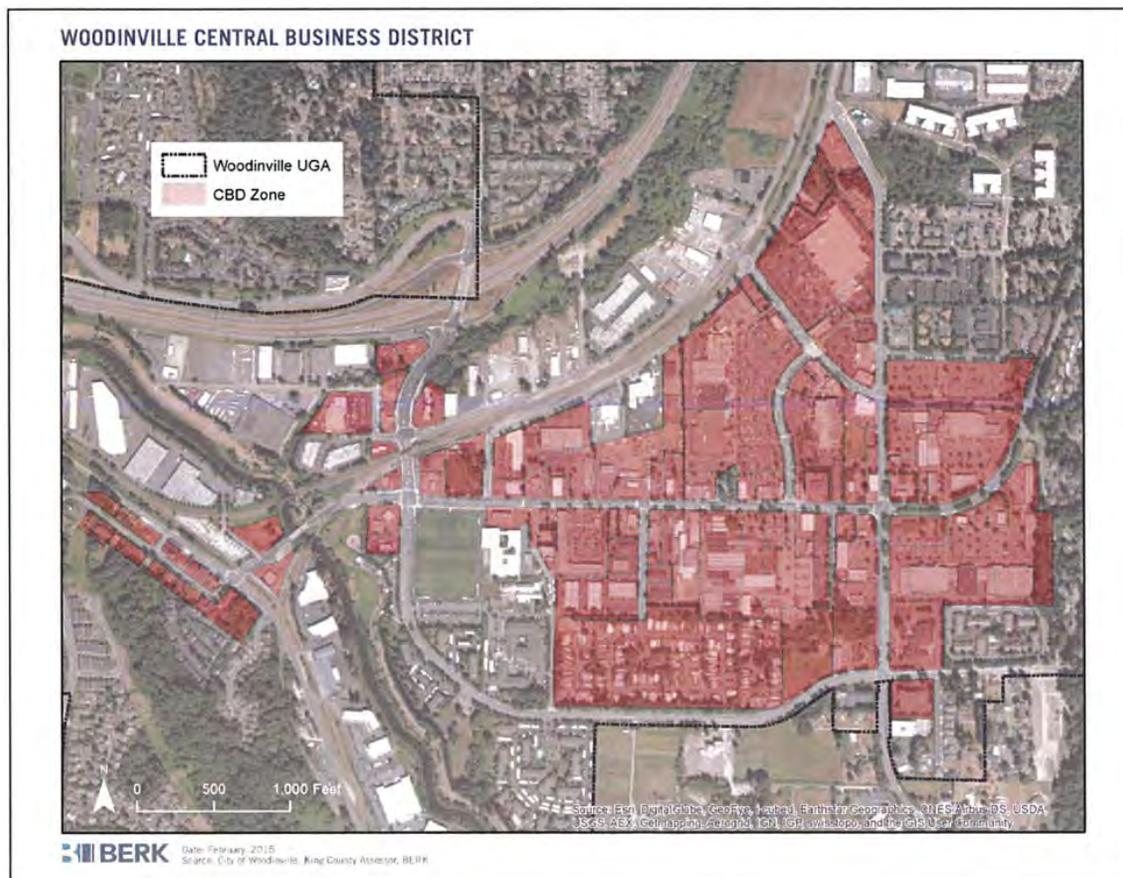
INTRODUCTION

The City of Woodinville is updating its Comprehensive Plan 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 plan is due June 30, 2015.

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. 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) such as a planned action (RCW 43.21C.440; WAC 197-11-164 to 172).

This discussion guide focuses on one of the City's proposals addressed in the Comprehensive Plan Update; the Planned Action Ordinance for the CBD. The CBD boundaries are shown in the map below.

Exhibit 1. Central Business District Map



Source: BERK Consulting 2015

The City has developed three land use alternatives for study in the Comprehensive Plan Update 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

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. A Draft Environmental Impact Statement (DEIS) and fiscal analysis has been prepared to evaluate the alternatives. The DEIS describes existing conditions and 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.

Estimates for growth in the CBD by itself are shown in the chart below. The CBD is anticipated to accommodate more than half of the City’s future growth in housing and more than two-thirds of the City’s future jobs. This approach allows growth to be concentrated in the CBD where more infrastructure and services are available, helping to protect lower density residential areas elsewhere.

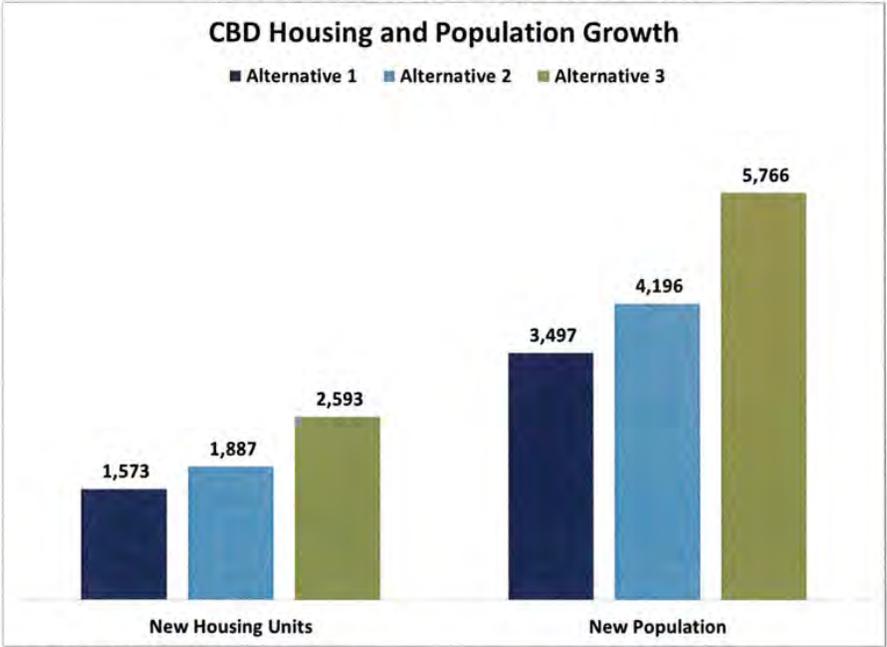
Exhibit 2. Alternative Growth Estimates: CBD

Scenario	CBD Growth	
	<i>New Housing</i>	<i>New Employment</i>
Alternative 1: Current Comprehensive Plan (No Action)		
Alternative	1,573	2,997
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes		
Alternative	1,887	3,618
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill		
Alternative	2,593	10,718

Notes: Alternative 1 assumes 36 units per acre in the CBD, and Alternative 2 assumes 48 units per acre. Alternative 1 and 2 housing unit estimates include projected development as well as the Canterbury Square development that adds 672-772 units and replaces another 128 units for a total of 800-900 units (Alternative 1 assumes 800 units total and Alternative 2 900 units total). Alternative 3 estimates are based on the most optimistic redevelopment conditions in the CBD and are approximated from the 2009 Transportation Plan analysis zone estimates.

Source: BERK Consulting 2014

Exhibit 3. CBD Housing and Population Growth

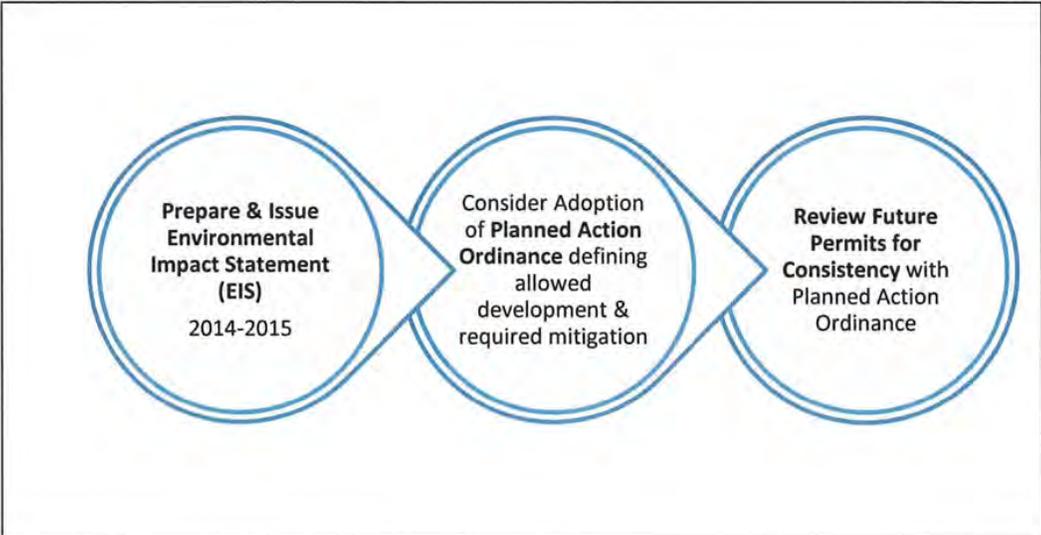


Source: BERK Consulting 2014

PLANNED ACTION

A planned action provides more detailed environmental analysis during an areawide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals consistent with Environmental Impact Statement (EIS) mitigation measures that are adopted in a planned action ordinance. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards. This tool has been used elsewhere by local governments in Washington State. A diagram of the Planned Action process is included below.

Exhibit 4. Planned Action Process



PROPOSED REVISED PLANNED ACTION ORDINANCE

The proposed draft Planned Action Ordinance (PAO) includes the following sections:

- **Recitals:** The recitals identify facts and procedures the City followed in developing the PAO.
- **Purpose.** The overall purposes are to streamline and expedite the land use permit review process in the PAO and ensure that environmental analysis, land use plans, development regulations, City codes and ordinances together with the mitigation measures in the Planned Action EIS and Addendum mitigate environmental impacts.
- **Findings:** The findings indicate the PAO meets the criteria in SEPA Rules.
- **Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area:** This section establishes thresholds for growth, land use, and transportation. This section also establishes criteria by which the City would review planned action applications.
- **Monitoring and Review:** Establishes a review process to monitor the progress of the Planned Action.
- **Exhibit A:** Identifies the boundary of the Planned Action Area, the CBD.
- **Exhibit B:** Identifies Planned Action EIS Mitigation Measures that apply to new development. Mitigation addresses natural and built environment topics such as water resources and public services and utilities.

UPCOMING PUBLIC HEARING

On March 18, 7:00 p.m., in the City Council Chambers at City Hall, 17301-133rd Avenue NE, the Planning Commission will hold a public hearing on the Planned Action Ordinance and written or verbal testimony will be taken at that time.

FOR MORE INFORMATION

Information about the project, including Draft EIS documents are available to read at:
<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>

For further information, please contact:

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

ORDINANCE NO 606

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON,
ESTABLISHING A PLANNED ACTION FOR THE CENTRAL BUSINESS
DISTRICT PURSUANT TO THE STATE ENVIRONMENTAL POLICY ACT.

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of planned actions by jurisdictions planning under the Growth Management Act (GMA), such as the City of Woodinville ("City"); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC), and Section 17.13.030 of the Woodinville Municipal Code (WMC) allow for and govern the adoption and application of a planned action designation under SEPA; and

WHEREAS, the State Department of Commerce (DOC) has studied planned actions in various communities throughout the state and found that predefined mitigation as allowed under a planned action ordinance has resulted in increased certainty and predictability for development, time and cost savings for development project proponents and cities, and increased revenues for cities when used with other economic development tools; and

WHEREAS, the designation of a planned action expedites the permitting process for projects of which the impacts have been previously addressed in an environmental impact statement (EIS); and

WHEREAS, a subarea of the City commonly referred to as the "Central Business District", as depicted on the map attached hereto as Exhibit A and incorporated herein by this reference, has been identified as a planned action area for future development ("Planned Action Area"); and

WHEREAS, the City has developed and adopted a Comprehensive Plan update in June XX, 2015 and a subarea plan titled the Downtown Little Bear Creek Corridor Master Plan adopted March 2008 through Ordinance No. 459 complying with the GMA (RCW 36.70A) to guide the development of the Central Business District Planned Action Area; and

WHEREAS, after extensive public participation and coordination with all affected parties, the City, as lead SEPA agency, issued the Woodinville Comprehensive Plan and Municipal Code Update Final Environmental Impact Statement ("FEIS") dated XX, 2015, which identifies the impacts and mitigation measures associated with planned development in the Planned Action Area as identified in the Comprehensive Plan; the FEIS includes by incorporation the Woodinville Comprehensive Plan and Municipal Code Update Draft Environmental Impact Statement issued on November 17, 2014 (collectively referred to herein as the "Planned Action EIS"); and

WHEREAS, the City desires to designate a planned action under SEPA for the Central Business District ("Planned Action"); and

WHEREAS, adopting a Planned Action for the Central Business District with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection; and

WHEREAS, the City has adopted development regulations and ordinances that will help protect the environment and will adopt regulations to guide the allocation, form, and quality of development in the Central Business District; and

WHEREAS, the City Council finds that adopting this Ordinance is in the public interest and will advance the public health, safety, and welfare;

WOODINVILLE CBD PLANNED ACTION ORDINANCE

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

Section I. Purpose. The purpose of this Ordinance is to:

- A. Combine environmental analysis, land use plans, development regulations, and City codes and ordinances together with the mitigation measures in the Planned Action EIS to mitigate environmental impacts and process Planned Action development applications in the Planned Action Area;
- B. Designate the Central Business District shown in Exhibit A as a Planned Action Area for purposes of environmental review and permitting of designated Planned Action Projects pursuant RCW 43.21C.440;
- C. Determine that the Planned Action EIS meets the requirements of a planned action EIS pursuant to SEPA;
- D. Establish criteria and procedures for the designation of certain projects within the Planned Action Area as “Planned Action Projects” consistent with RCW 43.21C.440;
- E. Provide clear definition as to what constitutes a Planned Action Project within the Planned Action Area, the criteria for Planned Action Project approval, and how development project applications that qualify as Planned Action Projects will be processed by the City;
- F. Streamline and expedite the land use permit review process by relying on the Planned Action EIS; and
- G. Apply applicable regulations within the City’s development regulations and the mitigation framework contained in this Ordinance for the processing of Planned Action Project applications and to incorporate the applicable mitigation measures into the underlying project permit conditions in order to address the impacts of future development contemplated by this Ordinance.

Section II. Findings. The City Council finds as follows:

- A. The Recitals above are adopted herein as Findings of the City Council.
- B. The City is subject to the requirements of the GMA.
- C. The City has adopted a Comprehensive Plan complying with the GMA which incorporates text and policies specific to the Central Business District.
- D. The City is adopting zoning and development regulations concurrent with the Comprehensive Plan to implement said Plan, including this Ordinance.
- E. The Woodinville Comprehensive Plan and Municipal Code Update EIS adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.
- F. The mitigation measures identified in the Woodinville Comprehensive Plan and Municipal Code Update EIS, attached to this Ordinance as Exhibit B and incorporated herein by reference, together with adopted City development regulations, are adequate to mitigate significant adverse impacts from development within the Planned Action Area.
- G. The Woodinville Comprehensive Plan and Municipal Code Update EIS identifies the location, type, and amount of development that is contemplated by the Planned Action.
- H. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.
- I. The City provided several opportunities for meaningful public involvement and review in the Woodinville Comprehensive Plan and Municipal Code Update EIS process, including a community meeting

WOODINVILLE CBD PLANNED ACTION ORDINANCE

consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.

J. Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.

K. The designated Planned Action Area is located entirely within a UGA.

L. Implementation of the mitigation measures identified in the Planned Action EIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

Section III. Procedures and Criteria for Evaluating and Determining Planned Action Projects within the Planned Action Area.

A. Planned Action Area. This “Planned Action” designation shall apply to the area shown in Exhibit A of this Ordinance.

B. Environmental Document. A Planned Action Project determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Woodinville Comprehensive Plan and Municipal Code Update EIS. The mitigation measures contained in Exhibit B of this Ordinance are based upon the findings of the Woodinville Comprehensive Plan and Municipal Code Update EIS and shall, along with adopted City regulations, provide the framework the City will use to apply appropriate conditions on qualifying Planned Action Projects within the Planned Action Area.

C. Planned Action Project Designated. Land uses and activities described in the Woodinville Comprehensive Plan and Municipal Code Update EIS, subject to the thresholds described in Subsection III.D of this Ordinance and the mitigation measures contained in Exhibit B of this Ordinance, are designated “Planned Action Projects” pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area shall be designated a Planned Action Project if it meets the criteria set forth in Subsection III.D of this Ordinance and all other applicable laws, codes, development regulations, and standards of the City, including this Ordinance, are met.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action EIS:

(1) Qualifying Land Uses.

(a) A primary land use can qualify as a Planned Action Project land use when:

- i. it is within the Planned Action Area as shown in Exhibit A of this Ordinance;
- ii. it is listed in development regulations applicable to the zoning classifications applied to properties within the Planned Action Area.

A Planned Action Project may be a single Planned Action land use or a combination of Planned Action land uses together in a mixed-use development. Planned Action land uses may include accessory uses.

(b) Public Services: The following public services, infrastructure, and utilities can also qualify as Planned Actions: onsite roads, utilities, parks, trails, and similar facilities developed consistent with the Planned Action EIS mitigation measures, City and special district design standards, critical area regulations, and the Woodinville Municipal Code.

(2) Development Thresholds:

(a) Land Use: The following thresholds of new land uses are contemplated by the Planned Action:

WOODINVILLE CBD PLANNED ACTION ORDINANCE

Feature	Alternative 2 – Comprehensive Plan with Mixed Use Land Changes
New Housing Units	1,887
New Employment (Jobs)	3,618

- (b) Shifting development amounts between land uses in identified in Subsection III.D(2)(a) may be permitted when the total build-out is less than the aggregate amount of development reviewed in the Woodinville Comprehensive Plan and Municipal Code Update EIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Woodinville Comprehensive Plan and Municipal Code Update EIS are mitigated consistent with Exhibit B of this Ordinance.
- (c) Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action Project or combination of Planned Action Projects exceeds the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Woodinville Comprehensive Plan and Municipal Code Update EIS.

(3) Transportation Thresholds:

- (a) Trip Ranges & Thresholds. The number of new PM peak hour trips anticipated in the Planned Action Area and reviewed in the Planned Action EIS for 2035 is as follows:

PM PEAK HOUR TRIPS	
Alternative 2 – Comprehensive Plan Update with Mixed Use Land Use Changes	
Net Increase in PM Peak Hour Trips	
Alternative 2 - CBD	1,448

Note: This estimate represents approximately 41.5 percent of total net increase in trips under Alternative 2 with roughly 40 percent of all jobs and 50 percent of all housing forecasted to occur within these CBD zones compared with the remainder of the City.

Source: TENW 2014

- (b) Concurrency. All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in the following sections of the Woodinville Municipal Code or their successor:
 - i. 21.28.060 Adequate roads.
 - ii. 21.28.070 Adequate roads – Road capacity level of service (LOS) standard.
 - iii. 21.28.080 Adequate roads – Applicability of capacity standard.
 - iv. 21.28.090 Adequate roads – General conditions.
 - v. 21.28.110 Exceptions.
 - vi. 21.28.120 Adequate vehicular access.
- (c) Transportation Impact Mitigation. Transportation impact fees shall be paid consistent with Chapter 3.39 WMC. Transportation mitigation shall also be provided consistent with mitigation measures in Exhibit B, Attachment B-1 of this Ordinance attached hereto and incorporated by this reference.
- (d) The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection III.D(3)(a) are not exceeded, that the

WOODINVILLE CBD PLANNED ACTION ORDINANCE

project meets the concurrency standards of Subsection III.D(3)(b), and that the project has mitigated impacts consistent with Subsection III.D (3)(c).

(e) Discretion.

i. The responsible City official shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City's Public Works Director at his or her sole discretion, for each project permit application proposed under this Planned Action.

ii. The responsible City official shall have discretion to condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Woodinville Municipal Code.

iii. The responsible City official shall have the discretion to adjust the allocation of responsibility for required improvements between individual Planned Action Projects based upon their identified impacts.

(4) Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Woodinville Comprehensive Plan and Municipal Code Update EIS would not qualify as a Planned Action Project.

(5) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action Project designation is no longer applicable until supplemental environmental review is conducted.

E. Planned Action Project Review Criteria.

(1) The City's SEPA Responsible Official, or authorized representative, may designate as a Planned Action Project, pursuant to RCW 43.21C.440, a project application that meets all of the following conditions:

- (a) the project is located within the Planned Action Area identified in Exhibit A of this Ordinance;
- (b) the proposed uses and activities are consistent with those described in the Woodinville Comprehensive Plan and Municipal Code Update EIS and Subsection III.D of this Ordinance;
- (c) the project is within the Planned Action thresholds and other criteria of Subsection III.D of this Ordinance;
- (d) the project is consistent with the Woodinville Comprehensive Plan including the regulations of the Central Business District integrated into the Woodinville Municipal Code;
- (e) the project's significant adverse environmental impacts have been identified in the Woodinville Comprehensive Plan and Municipal Code Update EIS;
- (f) the project's significant impacts have been mitigated by application of the measures identified in Exhibit B of this Ordinance and other applicable City regulations, together with any conditions, modifications, variances, or special permits that may be required;
- (g) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and
- (h) the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.

WOODINVILLE CBD PLANNED ACTION ORDINANCE

- (2) The City shall base its decision to qualify a project as a Planned Action Project on review of the Subarea SEPA Checklist form included in Exhibit B to this Ordinance and review of the Planned Action Project submittal and supporting documentation, provided on City required forms.

F. Effect of Planned Action Designation.

- (1) Designation as a Planned Action Project by the City's SEPA Responsible Official means that a qualifying project application has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein and with the environmental analysis contained in the Planned Action EIS.
- (2) Upon determination by the City's SEPA Responsible Official that the project application meets the criteria of Subsection III.D and qualifies as a Planned Action Project, the project shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA. Planned Action Projects will still be subject to all other applicable City, state, and federal regulatory requirements. The Planned Action Project designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

G. Planned Action Project Permit Process. Applications submitted for qualification as a Planned Action Project shall be reviewed pursuant to the following process:

- (1) Development applications shall meet all applicable requirements of the Woodinville Municipal Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.
- (2) Applications for Planned Action Projects shall:
 - (a) be made on forms provided by the City;
 - (b) include the Subarea SEPA checklist included in Exhibit B of this Ordinance; and
 - (c) meet all applicable requirements of the Woodinville Municipal Code and this Ordinance.
- (3) The City's SEPA Responsible Official shall determine whether the application is complete and shall review the application to determine if it is consistent with and meets all of the criteria for qualification as a Planned Action Project as set forth in this Ordinance.
- (4)
 - (a) If the City's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, he/she shall issue a "Determination of Consistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440.
 - (b) Upon issuance of the Determination of Consistency, the review of the underlying project permit(s) shall proceed in accordance with the applicable permit review procedures specified in Title 21 WMC, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.
 - (c) The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.
 - (d) Public notice and review for qualified Planned Action Projects shall be tied to the underlying project permit(s). If notice is otherwise required for the underlying permit(s), the notice shall state that the project qualifies as a Planned Action Project. If notice is not otherwise required for the underlying project permit(s), no special notice is required by this Ordinance.
- (6)
 - (a) If the City's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, he/she shall issue a "Determination of Inconsistency" and shall mail or otherwise verifiably

WOODINVILLE CBD PLANNED ACTION ORDINANCE

deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).

(b) The Determination of Inconsistency shall describe the elements of the Planned Action Project application that result in failure to qualify as a Planned Action Project.

(c) Upon issuance of the Determination of Inconsistency, the City's SEPA Responsible Official shall prescribe a SEPA review procedure for the non-qualifying project that is consistent with the City's SEPA regulations and the requirements of state law.

(d) A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project's SEPA requirements. The City's SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

(7) To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action Project, consistent with RCW 36.70B.170 et seq. and WMC Chapter 21.37, Development Agreement Procedure and Criteria.

(8) A Determination of Consistency or Inconsistency is a **Type I [or Type II]** land use decision and may be appealed pursuant to the procedures established in Title 17 WMC. An appeal of a Determination of Consistency shall be consolidation with any pre-decision or appeal hearing on the underlying project application.

Section IV. Monitoring and Review.

A. The City should monitor the progress of development in the designated Planned Action area as deemed appropriate to ensure that it is consistent with the assumptions of this Ordinance and the Woodinville Comprehensive Plan and Municipal Code Update EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official no later than five (5) years from its effective date in conjunction with the City's regular Comprehensive Plan review cycle, as applicable. The timing of subsequent reviews after the first review shall be determined with the completion of the first review. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Woodinville Comprehensive Plan and Municipal Code Update EIS.

Section V. Conflict. In the event of a conflict between this Ordinance or any mitigation measures imposed thereto, and any ordinance or regulation of the City, the provisions of this Ordinance shall control.

Section VI. Severability. If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this Ordinance and the same shall remain in full force and effect.

Section VII. Effective Date. This Ordinance shall take effect and be in force ten (10) days after publication as provided by law.

WOODINVILLE CBD PLANNED ACTION ORDINANCE

Passed by the City Council of the City of Woodinville the XXth day of XXX, 2015.

Mayor Bernie Talmas

ATTESTED:

PUBLISHED: XXX, 2015

EFFECTIVE: XXX, 2015

Jennifer Kuhn, City Clerk

APPROVED AS TO FORM:

Greg A. Rubstello, City Attorney

Draft

EXHIBIT A WOODINVILLE CENTRAL BUSINESS DISTRICT PLANNED ACTION AREA

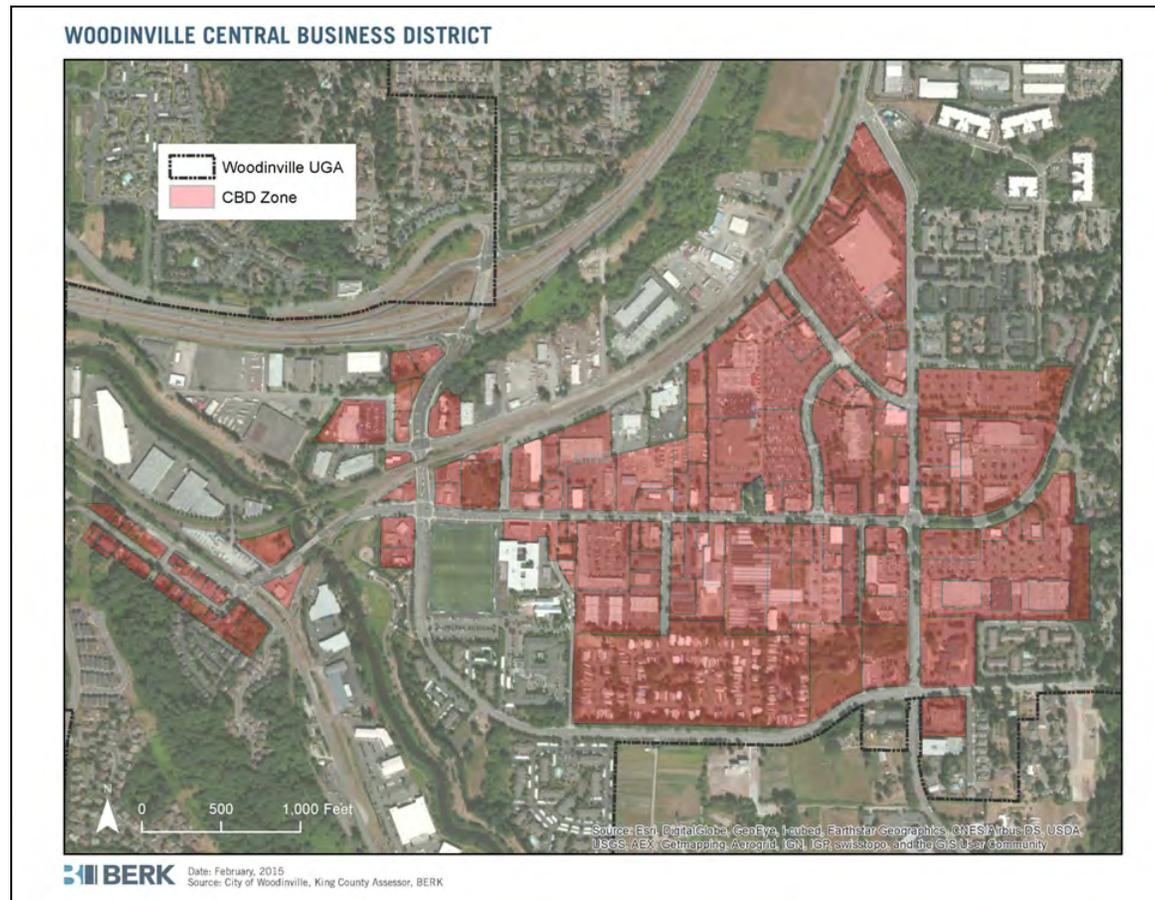


Exhibit B

Woodinville Central Business District SEPA Checklist and Mitigation Document

INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Woodinville issued Woodinville Comprehensive Plan and Municipal Code Update EIS, as defined in this Woodinville Central Business District Planned Action Ordinance (“Ordinance”) in which this Exhibit is attached. The Woodinville Comprehensive Plan and Municipal Code Update EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts.

The City of Woodinville has established a Planned Action designation for the Central Business District based on the Woodinville Comprehensive Plan and Municipal Code Update EIS (see **Exhibit A**). SEPA Rules indicate review of a Planned Action Project is intended to be simpler and more focused than for other projects (WAC 197-11-172). This **Exhibit B** provides a modified checklist form for Planned Action Project applicants to complete, as provided pursuant to RCW 43.21C.440.

MITIGATION DOCUMENT

A Mitigation Document is provided in **Attachment B-1** to this Exhibit B, and is also summarized in the environmental checklist. **Attachment B-1** establishes specific mitigation measures, based upon significant adverse impacts identified in the Planned Action EIS. These mitigation measures shall apply to future development proposals which are found consistent with the Planned Action thresholds in Subsection III.D of this Ordinance and the conceptual plans in Exhibit E of this Ordinance, and which are located within the Planned Action Area (see **Exhibit A**).

APPLICABLE PLANS AND REGULATIONS

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized by EIS topic in **Attachment B-2** to this Exhibit B and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable, including those listed in the Planned Action EIS and those not included in the Planned Action EIS.

INSTRUCTIONS TO APPLICANTS

This environmental checklist below asks you to describe some basic information about your proposal. The City will use this checklist to determine whether the project is consistent with the analysis in the Woodinville Comprehensive Plan and Municipal Code Update EIS and qualifies as a Planned Action Project, or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information.

A. PROPOSAL DESCRIPTION

Date:			
Applicant:	Name/Company:	Phone #:	Cell #:
	Mailing Address:	Email Address:	
Property Owner:	Name/Company:	Phone #:	Cell #:
	Mailing Address:	Email Address:	
Property Address	Street:	City, State, Zip Code:	
Parcel Information	Assessor Parcel Number:	Property Size in Acres:	
Give a brief, complete description of your proposal.			

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Property Zoning	District Name:	Building Type:	
Permits Requested (list all that apply)	<input type="checkbox"/> Land Use: _____ <input type="checkbox"/> Building: _____	<input type="checkbox"/> Engineering: _____ <input type="checkbox"/> Other: _____	
	All Applications Deemed Complete? Yes ___ No ___ Explain:		
	Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ___ No ___ Explain:		
Existing Land Use	Describe Existing Uses on the Site:		
Proposed Land Use – Check and Circle All That Apply	<input type="checkbox"/> Multi-family dwelling units <input type="checkbox"/> Commercial <input type="checkbox"/> Retail	<input type="checkbox"/> Open Space, Parks, Plazas, Trails, Gathering Spaces <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	
Dwellings	# Existing Dwelling Units: # ___ Dwelling Type _____ # ___ Dwelling Type _____	# Proposed Dwelling Units: # ___ Type _____ # ___ Type _____	Proposed Density (du/ac):
	Dwelling Threshold Total in Ordinance: New Housing Units	1,887	Dwelling Bank Remainder as of ___ 20 ___ _____ dwellings
Non-residential Uses: Building Square Feet	Existing Square Feet: New Employment (Jobs) 3,618 Type of Employment: <input type="checkbox"/> Retail Square Feet _____ SF _____ Jobs <input type="checkbox"/> Commercial Office _____ SF _____ Jobs <input type="checkbox"/> Other (describe): _____ SF _____ Jobs	Proposed Square Feet: Jobs Remainder as of ___ 20 ___ _____ jobs	
	Existing Stories: Existing Height in feet:	Proposed Stories: Proposed Height in feet:	
Parking Spaces	Existing:	Proposed:	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:	Net New Trips:
	Maximum net new primary PM peak hour trips in Ordinance: 1,448		Trip Bank Remainder as of ___ 20 ___ _____ dwellings
	Source of Trip Rate: ITE Manual ___ Other ___		Transportation Impacts Determined Consistent with Ordinance Subsection III.D(3): Yes ___ No ___

EXHIBIT B
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Proposed timing or schedule (including phasing).	
Describe plans for future additions, expansion, or further activity related to this proposal.	
List any available or pending environmental information directly related to this proposal.	

B. ENVIRONMENTAL CHECKLIST AND MITIGATION MEASURES

Earth Checklist and Mitigation Measures	
<p>1. Description of Conditions</p> <p>A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____</p> <p>B. What is the steepest slope on the site (approximate percent slope)? _____</p> <p>C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? _____</p>	<p>STAFF COMMENTS:</p>
<p>2. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling or excavation, and grading proposed. Indicate source of fill.</p>	
<p>3. Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Landslide Hazards <input type="checkbox"/> Erosion Hazards <input type="checkbox"/> Seismic Hazards <input type="checkbox"/> Liquefaction Hazards <input type="checkbox"/> Other: _____ <p>Describe:</p>	

<p>4. Are there surface indications or history of problem soils in the immediate vicinity? If so, describe.</p>	
<p>5. Proposed Measures to control impacts to earth, soils, and geologic hazardous areas:</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site Specific Study <input type="checkbox"/> Ground improvement and foundation support requirements <input type="checkbox"/> Temporary Erosion and Sedimentation Control (TESC) measures and Best Management Practices to control erosion as required under the NPDES construction permit <input type="checkbox"/> Other: _____ 	

Surface Water and Groundwater Resources Checklist	
<p>6. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?</p> <p>If yes, describe type of surface water body, including their name(s), stream classification, and whether there is a 100-year floodplain.</p> <p>If appropriate, state what stream or river the surface water body flows into.</p>	STAFF COMMENTS:
<p>7. Will the proposal require or result in (check all that apply and describe below):</p> <ul style="list-style-type: none"> <input type="checkbox"/> any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> fill and dredge material that would be placed in or removed from surface water or wetlands? <input type="checkbox"/> surface water withdrawals or diversions? <input type="checkbox"/> discharges of waste materials to surface waters? <input type="checkbox"/> groundwater withdrawal or discharge? <input type="checkbox"/> waste materials entering ground or surface waters? <input type="checkbox"/> alterations of effects upon drainage patterns in the vicinity of the site? <p>Describe:</p>	
<p>8. Describe the source of runoff (including storm water) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p>	

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<p>9. Is the area designated a critical aquifer recharge area? If so, please describe:</p>	
<p>10. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p>	
<p>11. What measures are proposed to reduce or control water resources/stormwater impacts?</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Low Impact Development (LID) techniques <input type="checkbox"/> Stormwater Manual <input type="checkbox"/> WMC 21.28.050 Surface water management <input type="checkbox"/> Construction refueling containment measures <input type="checkbox"/> Best Management Practices (BMP) Plan <input type="checkbox"/> Tree retention and clearing and grading controls consistent with WMC <input type="checkbox"/> Native species landscaping <p>Other: _____</p>	

Plants and Animals Checklist and Mitigation Measures

<p>Plants and Habitat Checklist</p>	<p>STAFF COMMENTS:</p>
<p>12. Check or circle types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Deciduous tree: Alder, maple, aspen, other _____ <input type="checkbox"/> Evergreen tree: Fir, cedar, pine, other _____ <input type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Orchards, vineyards or other permanent crops <input type="checkbox"/> Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other _____ <input type="checkbox"/> Water plants: Water lily, eelgrass, milfoil, other _____ <input type="checkbox"/> Other types of vegetation: _____ 	

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WOODINVILLE CBD PLANNED ACTION ORDINANCE

<p>13. Are there wetlands on the property? Please describe their acreage and classification.</p>	
<p>14. Is there riparian habitat on the property?</p>	
<p>15. List all noxious weeds and invasive species known to be on or near the site.</p>	
<p>16. What kind and amount of vegetation will be removed or altered?</p>	
<p>17. List threatened and endangered species known to be on or near the site.</p>	
<p>18. Is the proposal consistent with critical area regulations? Please describe.</p>	
<p>19. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site:</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Water quality <input type="checkbox"/> LID stormwater practices <input type="checkbox"/> Critical area protection/avoidance <input type="checkbox"/> Buffers consistent with regulations and placed in native growth protection area/easement <input type="checkbox"/> Tree retention and clearing and grading controls consistent with WMC <input type="checkbox"/> Native landscaping <input type="checkbox"/> A long-term stewardship program for natural open spaces and critical areas <input type="checkbox"/> Other: _____ <p>Describe:</p>	<p>STAFF COMMENTS:</p>
<p>Fish and Wildlife</p>	
<p>20. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Birds: Hawk, heron, eagle, songbirds, other: _____ <input type="checkbox"/> Mammals: Deer, bear, elk, beaver, other: _____ 	

EXHIBIT B

WOODINVILLE CBD PLANNED ACTION ORDINANCE

<input type="checkbox"/> Fish: Bass, salmon, trout, herring, shellfish, other: _____
21. List any threatened and endangered species known to be on or near the site.
22. List any invasive animal species known to be on or near the site.
23. Is the proposal consistent with standard critical area buffers? Please describe.
24. Proposed measures to preserve or enhance fish and wildlife, if any: THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): <ul style="list-style-type: none"> <input type="checkbox"/> Native landscaping retained and added <input type="checkbox"/> Wildlife crossing <input type="checkbox"/> Critical area protection/avoidance <input type="checkbox"/> Other: _____ Describe: _____

Land Use and Aesthetics Checklist	
25. What is the current use of the site and adjacent properties? (Add more explanation as needed beyond description in Part A.)	STAFF COMMENTS:
26. Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet?	
27. What is the current comprehensive plan designation of the site?	
28. What is the current zoning classification of the site?	

EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE

29. If applicable, what is the current shoreline master program designation of the site?
30. What is the planned use of the site? List type of use, number of dwelling units and building square feet.
31. What is the tallest height of any proposed structure(s)?
32. What are potential sources of light and glare?
33. Does the proposal have the potential to affect solar access or cause undue shading?
34. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): <ul style="list-style-type: none"><input type="checkbox"/> Consistency with Comprehensive Plan and applicable subarea plans as described below<input type="checkbox"/> Consistency with Shoreline Master Program as described below<input type="checkbox"/> Consistency with applicable zoning standards and design guidelines<input type="checkbox"/> Other: _____ Describe these measures and how they are incorporated into the development:

Transportation Checklist	
35. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.	<p>STAFF COMMENTS:</p> <p>Verify that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The Planned Action Project applicant has submitted documentation of the trips, required improvements, impact fees and other mitigation in comparison to the Planned Action EIS and the Planned Action Ordinance. <input type="checkbox"/> The City has verified incremental and total trip generation.
36. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?	
37. How many parking spaces would the completed project have? How many would the project eliminate?	
38. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	
39. How many PM peak hour vehicular trips per day would be generated by the completed project? Attach appropriate documentation.	
<p>40. Proposed measures to reduce or control transportation impacts, if any:</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Trips in Ordinance Subsection III.D(3)(a) are not exceeded, the project meets the Concurrency and Intersection Standards of Subsection III.D(3)(b), and that the project has mitigated impacts consistent with Subsection III.D (3)(c). <input type="checkbox"/> Installation of required improvements necessitated by development or that are part of Planned Action (TBD). <input type="checkbox"/> Fair share contribution to improvements at City concurrency intersections and roads. <input type="checkbox"/> Other measures to reduce or control transportation impacts: _____ <p>Describe:</p>	

Public Services and Utilities Checklist	
41. Police Protection: Would the project increase demand for police services? Can City levels of service be met?	STAFF COMMENTS:
42. Fire and Emergency Services: Would the project increase demand for fire and/or emergency services? Can levels of services be met?	
43. Schools: Would the project result in an increase in demand for school services? Can levels of services be met? Is an impact fee required?	
44. Parks and Recreation: Would the project require an increase in demand for parks and recreation? Can levels of services be met? Are parks and trails provided consistent with the City's Parks, Recreation, and Open Space Plan? Is an impact fee required?	
45. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can levels of service be met?	
46. Wastewater: Would the project result in an increased need for wastewater services? Can levels of service be met?	
47. Other Public Services and Utilities: Would the project require an increase in demand for other services and utilities? Can levels of services be met?	
<p>48. Proposed measures to reduce or control direct impacts on public services.</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Police Services: Adequate levels of service available to serve development (verified by levels of service studied in the Planned Action EIS and City Police Department operations and capital plans). <input type="checkbox"/> Fire Services: Mitigation agreement between the developer and Woodinville Fire & Rescue. <input type="checkbox"/> Parks and Recreation: Park space and trails are provided to be consistent with both the LOS standards of the Parks and Recreation Element of the Comprehensive Plan and with the requirements of WMC 21.14.200 On-site recreation et seq. and this Planned Action Ordinance. <input type="checkbox"/> Water and Wastewater: Adequate service at the time of development per WMC 21.28.030 Adequate sewage disposal and WMC 	

<p>21.28.040 Adequate water supply.</p> <p><input type="checkbox"/> Other Measures to reduce or control public services and utilities impacts: _____</p> <p>Describe:</p>	
---	--

ADDITIONAL ENVIRONMENTAL TOPICS

Air Quality Checklist and Mitigation Measures	
<p>49. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? Please describe and give quantities if known.</p>	STAFF COMMENTS:
<p>50. What measures are proposed to reduce or control air emissions?</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Air Quality Control Plans <input type="checkbox"/> Puget Sound Clean Air Agency Approval <input type="checkbox"/> Non-motorized or transit improvements or access to such improvements within a quarter mile <input type="checkbox"/> Mixed use development or other transit-oriented development that reduces standard number of trips <input type="checkbox"/> Compliance with energy codes <input type="checkbox"/> Use of energy conservation measures not otherwise required <input type="checkbox"/> Other: _____ 	
Environmental Health Checklist and Mitigation Measures	
<p>51. Describe any known or possible contamination at the site from present or past uses..</p>	STAFF COMMENTS:
<p>52. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p>	
<p>53. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p>	
<p>54. Describe special emergency services that might be required.</p>	
<p>55. Proposed measures to reduce or control environmental health hazards, if any:</p>	

EXHIBIT B

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<p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> WMC Chapter 15.15 Fire Code <input type="checkbox"/> WMC Chapter 13.04 Illicit Discharge and/or Dumping Detection and Elimination <input type="checkbox"/> Model Toxics Control Act Chapter 70.105D RCW <input type="checkbox"/> Uniform Environmental Covenants Act Chapter 64.70 RCW <input type="checkbox"/> MTCA Cleanup Regulation Chapter 173-340 WAC <input type="checkbox"/> Other: _____ 	
<p>Historic and Cultural Preservation</p>	
<p>56. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</p>	<p>STAFF COMMENTS:</p>
<p>57. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p>	
<p>58. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.</p>	
<p>59. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p>	
<p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Condition to stop construction if remains of historic or archeological significance are found. <input type="checkbox"/> Consultation with the Washington State Department of Archaeology and Historic Preservation. <input type="checkbox"/> Where project is proposed on or immediately surrounding a site containing an archaeological resource a study is conducted by a qualified professional archaeologist <p>Describe:</p>	

C. APPLICANT SIGNATURE

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE CORRECT AND COMPLETE. I UNDERSTAND THAT THE LEAD AGENCY IS RELYING ON THEM TO MAKE ITS DECISION.

Signature:	
Date:	

D. REVIEW CRITERIA

Review Criteria

The City's SEPA Responsible Official may designate Planned Action Projects consistent with Subsection III.E of this Ordinance, if all of the following criteria are met.

Criteria	Describe how your application and proposed development meets the criteria.
(a) The proposal is located within the Planned Action area identified in Exhibit A.	
(b) The proposed uses and densities are consistent with those described in the Planned Action EIS and Subsection III.D of this Ordinance.	
(c) The proposal is within the Planned Action thresholds and other criteria of Subsection III.D of this Ordinance.	
(d) The proposal is consistent with the Woodinville Comprehensive Plan.	
(e) The proposal's significant adverse environmental impacts were identified in the Planned Action EIS.	
(f) The proposal's significant adverse impacts have	

EXHIBIT B

WOODINVILLE CBD PLANNED ACTION ORDINANCE

Criteria	Describe how your application and proposed development meets the criteria.
<p>been mitigated by the application of the measures identified in this Exhibit B, Subsection III.D of this Ordinance, and other applicable city regulations, together with any modifications or variances or special permits that may be required.</p>	
<p>(g) The proposal complies with all applicable local, state, and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation.</p>	
<p>(h) The proposal is not an essential public facility as defined by RCW 36.70A.200(1) unless an essential public facility is accessory to or part of a development that is designated a Planned Action Project under Subsection III.E of this Ordinance.</p>	

Determination Criteria

Applications for Planned Actions Projects shall be reviewed pursuant to the process in Subsection III.G of this Ordinance.

Requirement	Staff Comments
<p>Applications for Planned Action Projects shall be made on forms provided by the City and shall include the Subarea SEPA checklist included in this Exhibit B.</p>	
<p>The application has been deemed complete in accordance with WMC Title 17 Land Development.</p>	
<p>The application is for a project within the Planned Action Area defined in Exhibit A of this Ordinance.</p>	
<p>The proposed use(s) are listed in Subsection III.D of this Ordinance and qualify as a Planned Action.</p>	

E. SEPA RESPONSIBLE OFFICIAL DETERMINATION

A. Determination of Consistency - Qualifies as a Planned Action Project: The application is consistent with the criteria set forth in this Woodinville CBD Planned Action Ordinance and has been determined to qualify as a Planned Action Project.

The project and underlying permit(s) review shall proceed in accordance with the applicable permit review procedures specified within WMC Title 17 Land Development, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.

Notice of the Planned Action Determination of Consistency shall be made according to the notice requirements of the underlying project permit(s) pursuant to WMC Title 17 Land Development. If notice is not otherwise required for the underlying project permit(s), no special notice is required.

SEPA Responsible Official Signature:

Date:

B. Determination of Inconsistency - Does not Qualify as Planned Action Project: The application is not consistent with the criteria set forth in this Woodinville CBD Planned Action Ordinance and has been determined to not qualify as a Planned Action Project for the following reasons:

Projects that fail to qualify as Planned Action Projects may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed: _____

SEPA Responsible Official Signature:

Date:

ATTACHMENT B-1

Mitigation Required for Development Applications

INTRODUCTION

The Planned Action EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts. Please see Final EIS Chapter 1 Summary for a description of impacts, mitigation measures, and significant unavoidable adverse impacts.

A Mitigation Document is provided in this **Attachment B-1** to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action EIS. The mitigation measures in this **Attachment B-1** shall apply to Planned Action Project applications that are consistent with the Preferred Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see **Exhibit A**).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

Any and all references to decisions to be made or actions to be taken by the City’s SEPA Responsible Official may also be performed by the City’s SEPA Responsible Official’s authorized designee.

MITIGATION MEASURES

Water Resources

1. Use of the Washington State Department of Ecology 2012 Stormwater Management Manual for Western Washington, as Amended in December 2014 is required.

Plants and Animals

2. Where critical areas are present per Woodinville Municipal Code Chapter 21.24, landscaping associated with new development, as well as new or redeveloped park spaces, shall incorporate native planting and other special habitat features, such as snags and logs, to improve habitat functions and values, based on the recommendations of a critical area review per WMC 21.24.110. The City may provide sources of technical assistance from county, state, or federal agencies with expertise.

Aesthetics

3. For all non-residential, multifamily, and mixed-use buildings over 35 feet in height and/or containing 25,000 square feet of gross floor area in the CBD, the developer shall prepare an axonometric or other three dimensional drawing or model illustrating the massing of the proposed project and the surrounding area (within 500 feet of the site), to examine how the proposed development fits within the existing and planned context of surrounding development and complies with the City’s design standards per the Woodinville Municipal Code. The illustration or model shall depict the exterior massing of the shell of the building and not detailed engineering models of the structure or interior.

**ATTACHMENT B-1 TO EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE**

Transportation

4. Draft EIS Alternative 2 transportation improvements shall be implemented in accordance with the Comprehensive Plan Draft EIS mitigation measures, Transportation Master Plan, and the Woodinville Municipal Code. See Section B-2 and C.

Public Services and Utilities

5. The City shall require new development to design street layouts and recreation areas that promote visibility for residents and police. Street and sidewalk lighting and safety measures for vehicles, cyclists, and pedestrians shall be implemented per the Woodinville Municipal Code and to meet crime prevention through environmental design (CPTED) principles.

Other: Cultural Resources

6. Should construction activities unearth any remains of historic or archeological significance, construction activities shall stop and the appropriate tribal, state and local agencies shall be notified.
7. For future projects that involve significant excavation in the study area the City must enter into consultation with DAHP to determine the likelihood of and recommendations to address potential archaeological resources. It may be necessary to complete archaeological testing prior to significant excavation in the study area, such as digging for footings or utilities. In the portions of the study area near existing waterways, which may be high probability areas for cultural resources, it may be necessary to complete archaeological testing for projects that involve changes to vegetation and landforms. Such changes could include, but are not limited to, any ground disturbance required to plant new vegetation, the removal of existing vegetation, and landform grading. Archaeological project monitoring may be recommended for subsurface excavation and construction in these high probability areas.
8. In the event that a future development project in the study area is proposed on or immediately surrounding a site containing an archaeological resource, the potential impacts on the archaeological resource must be considered and, if needed, a study conducted by a qualified professional archaeologist to determine whether the proposed development project would materially impact the archaeological resource and what mitigation measures may be appropriate to avoid or minimize impacts.
9. The City shall require the development prepare an archaeological unanticipated discovery plan where development is proposed in the portions of the study area near existing waterways, which may be high probability areas for cultural resources.

ATTACHMENT B-2

Advisory Notes to Applicants: Applicable Regulations and Commitments

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized in **Table B-2.1** by EIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable including those listed in the Planned Action EIS and those not included in the Planned Action EIS. Applicants shall consult with Development Services and Public Works on required inspections and monitoring.

Table B-2.1. Applicable Regulations and Commitments

Topic	Regulation/Commitment
Earth	<p>Critical Areas Regulations:</p> <ul style="list-style-type: none"> ○ City of Woodinville. Within city boundaries, applicable regulations include Woodinville Municipal Code Chapter 21.24, Development Standards – Critical Areas. A standard 50-foot-wide vegetated buffer applies to all Erosion or Landslide Hazard Areas. Alterations to Erosion or Landslide Hazard Areas require a geotechnical report to evaluate effects on nearby development and critical areas. The timing of alterations is limited to the dry season (May 1st to October 1st). Seismic Hazard Areas may not adversely affect nearby development of critical areas. ○ King County. For the joint City-King County study area and the PAA, applicable regulations include King County Zoning Code 21A.24, Critical Areas. King County applies a minimum 50-foot-wide buffer from Landslide Hazard Areas and Steep Slope Hazard Areas without a critical areas report. King County has specific standards for the timing and limits to the area of clearing at one time in Erosion Hazard Areas. Appropriate engineering designs must be used in Seismic Hazard Areas. ○ Snohomish County. In the northern UGA in Snohomish County, applicable regulations include Snohomish County Code Chapter 30.62, Critical Area Regulations. Development in Erosion Hazard Areas requires implementation of Best Management Practices (BMPs). Buffers for Landslide Hazard Areas depend on the slope and height of the Landslide Hazard Area and the location of the proposed development relative to the hazard area (top or bottom of slope). Development in Seismic Hazard Areas requires a geotechnical report documenting the suitability of the site for the proposed development. ● Surface Water Runoff Standards. The City’s code adopts by reference King County Code 9.04-Surface Water Runoff. The County code establishes criteria and standards for drainage reviews, referencing the 2009 King County Surface Water Design Manual. In the UGA, Snohomish County’s Stormwater Regulations apply (SCC 30.633A- Drainage, SCC 30.633B- Grading, and SCC 30.633C- Low Impact Development [LID]). The Drainage Chapter references the 2010 Snohomish County Drainage Manual. The Low Impact Development (LID) Chapter requires the use of LID in the UGA on Little Bear Creek.

**ATTACHMENT B-2 TO EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE**

Topic	Regulation/Commitment
	<ul style="list-style-type: none"> ● National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit. The City's current Phase II Permit became effective on August 1, 2013. The permit requires the City to reduce the discharge of pollutants to the maximum extent practicable (MEP), meet all known, available, and reasonable methods of prevention, control and treatment (AKART) requirements, and to protect water quality. The City implements the following programs, in compliance with its current Phase II Permit. <ul style="list-style-type: none"> ○ Implement and enforce a program to reduce pollutants in stormwater runoff that enters the storm sewer system from new development, redevelopment, and construction site activities. ○ Adopt and implement a regulatory process with legal authority for plan review, inspection, and enforcement necessary to implement the program in accordance with Permit conditions, including the minimum technical requirements in the 2012 Stormwater Management Manual for Western Washington. The 2012 Ecology Stormwater Manuals define standards for stormwater design, including requirements for stormwater flow control and treatment quality. Use of the 2012 Manual or equal will be required by 2016 for Western Washington Municipal Stormwater permits. ○ Require LID approaches to site development. ○ Review and revise other codes, rules, and standards considering the range of issues outlined in Integrating LID into Local Codes: a Guidebook for Local Governments (Puget Sound Partnership, 2012) and summarize the results. ○ Adopt regulations that include provisions to verify adequate long-term operations and maintenance of stormwater treatment and flow control BMPs and facilities in accordance with Permit conditions, including an annual inspection frequency and/or approved alternative inspection frequency and maintenance standards for private drainage systems as protective as those in Volume V of the 2012 Stormwater Management Manual for Western Washington. ○ Inspect all permanent stormwater treatment and flow control BMPs and facilities in new residential developments every six months until 90% of the lots are constructed. ○ Make available the Notice of Intent (NOI) for Construction Activity and copies of the NOI for Industrial Activity to representatives of proposed new development and redevelopment. ○ Train staff on the new codes, standards, processes and procedures. ○ Track all inspections, maintenance and enforcement actions for inclusion in the Annual Report. ○ Participate in watershed-scale stormwater planning for Bear Creek watershed in cooperation with King County and for Little Bear Creek watershed in cooperation with Snohomish County. ○ Summarize annual activities for the Annual Report; identify any update to Program documents. ○ The City's 2014 Annual Report indicates the City will create a plan for developing and adopting a grading and erosion control ordinance in 2015 as a precursor to adopting the requirements, limitations and criteria in the 2012 Stormwater Management Manual for Western Washington in 2016.

**ATTACHMENT B-2 TO EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE**

Topic	Regulation/Commitment
<p>Water Resources</p>	<ul style="list-style-type: none"> ● Critical Areas Regulations. Within city boundaries, applicable regulations include Woodinville Municipal Code Chapter 21.24, Development Standards – Critical Areas. For the joint City-King County study area and the PAA, applicable regulations include King County Zoning Code 21A.24, Critical Areas. For the northern UGA in Snohomish County, applicable regulations include Snohomish County Code Chapter 30.62, Critical Area Regulations. In each jurisdiction, regulations establish prohibited and conditional uses within Category I and II critical aquifer recharge areas. Regulations for frequently flooded areas establish safety standards within the floodplain and limit any development within the floodway that would result in a rise of flood levels. Required buffers and protection standards for streams, lakes, and wetlands are described in Section 3.3, below. The City’s Critical Areas Regulations for fish and wildlife habitat conservation areas (FWHCAs) include standard buffers and optional reduced buffers with enhancements of existing conditions. ● SMP. Within city boundaries, the Sammamish River and Little Bear Creek and their associated shorelands are regulated as shorelines of the state under the City’s 2008 SMP. Within the joint City-King County study area and the PAA, the Sammamish River is regulated under the King County SMP. Regulations require no net loss of shoreline ecological functions. Within the Snohomish County UGA, Little Bear Creek is regulated under the Snohomish County SMP. The City’s SMP incorporates the City’s Critical Areas Regulations (WMC 21.24) by reference. These regulations include stream buffers according to the City’s stream typing system. This includes a 150-foot standard buffer (or 115-foot reduced buffer with enhancement) along the Sammamish River. These are further discussed in Section 3.3, below. ● Sole Source Aquifer Protection Program. In the northern portion of the UGA, the USEPA has designated a sole source aquifer. As a result, any federally funded project will be reviewed by the EPA to ensure that the project will not pose a threat to ground water quality. ● Consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service may be required for federally permitted or funded actions that could affect endangered species (e.g. salmon or bull trout). ● Comprehensive Stormwater Master Plan. In 2012, the City of Woodinville adopted a Stormwater Master Plan, which identifies stormwater runoff amounts, drainage basins, flow paths, and system capacities throughout the City’s drainage system. The Plan prioritizes capital improvement projects to correct existing deficiencies within the City’s stormwater infrastructure. ● Surface Water Runoff Standards. The City’s code adopts by reference King County Code 9.04-Surface Water Runoff. The County code establishes criteria and standards for drainage reviews, referencing the 2009 King County Surface Water Design Manual. In the UGA, Snohomish County’s Stormwater Regulations apply (SCC 30.633A- Drainage, SCC 30.633B- Grading, and SCC 30.633C- Low Impact Development [LID]). The Drainage Chapter references the 2010 Snohomish County Drainage Manual. The Low Impact Development (LID) Chapter requires the use of LID in the UGA on Little Bear Creek. ● Water Quality Standards. The City’s code adopts by reference King County Code 9.12-Water Quality. The County code establishes prohibited discharges for surface water, stormwater, or groundwater. The County code also references the Stormwater Pollution Prevention Manual. ● National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit. The City’s current Phase II Permit became effective on August 1, 2013. The permit requires the city to reduce the discharge of pollutants to the maximum extent practicable (MEP), meet all known, available, and reasonable methods of prevention, control and treatment (AKART) requirements, and to protect water quality. The City implements a number of programs, in compliance with its Phase II Permit (see Section 3.1).

**ATTACHMENT B-2 TO EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE**

Topic	Regulation/Commitment
<p>Plants and Animals</p>	<ul style="list-style-type: none"> • Current critical area regulations apply to FWHCAs and wetlands. Within city boundaries, applicable regulations include Woodinville Municipal Code Chapter 21.24, Development Standards – Critical Areas. For the joint City-King County study area and the PAA, applicable regulations include King County Zoning Code 21A.24, Critical Areas. For the northern UGA in Snohomish County, applicable regulations include Snohomish County Code Chapter 30.62A, Critical Area Regulations. • Within city boundaries, the Sammamish River and Little Bear Creek and associated shorelands are regulated as shorelines of the state under the City’s SMP. Within the Snohomish County UGA, Little Bear Creek is regulated under the Snohomish County SMP. Within the joint City-King County study area and the PAA, the Sammamish River is regulated under the King County SMP. Regulations require no net loss of shoreline ecological functions, and implement both compensatory mitigation and restoration projects to offset impacts from shoreline use and development. • The U.S. Army Corps of Engineers (Corps) regulates wetlands under Section 404 of the Clean Water Act. • The Washington State Department of Ecology may require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination for Corps permits. • Consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service may be required for federally permitted or funded actions that could affect endangered species (e.g. salmon or bull trout). • Comprehensive Stormwater Master Plan. In 2012, the City of Woodinville adopted a Stormwater Master Plan, which identifies stormwater runoff amounts, drainage basins, flow paths, and system capacities throughout the City’s drainage system. The Plan prioritizes capital improvement projects to correct existing deficiencies within the City’s stormwater infrastructure. • Surface Water Runoff Standards. The City’s code adopts by reference King County Code 9.04-Surface Water Runoff. The County code establishes criteria and standards for drainage reviews, referencing the 2009 King County Surface Water Design Manual. The City will be required to apply LID measures by 2016 as part of its NPDES Phase II Permit. • In the UGA, Snohomish County’s Stormwater Regulations apply (SCC 30.633A- Drainage, SCC 30.633B- Grading, and SCC 30.633C- Low Impact Development [LID]). The Drainage Chapter references the 2010 Snohomish County Drainage Manual. The Low Impact Development (LID) Chapter requires the use of LID in the UGA on Little Bear Creek. • Water Quality Standards. The City’s code adopts by reference King County Code 9.12-Water Quality. The County code establishes prohibited discharges for surface water, stormwater, or groundwater. The County code also references the Stormwater Pollution Prevention Manual. See also the description of the City’s Phase II, NPDES Permit in Section 3.1. • National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit. The City’s current Phase II Permit became effective on August 1, 2013. The permit requires the city to reduce the discharge of pollutants to the maximum extent practicable (MEP), meet all known, available, and reasonable methods of prevention, control and treatment (AKART) requirements, and to protect water quality. The City implements a number of programs, in compliance with its Phase II Permit (see Section 3.1).

**ATTACHMENT B-2 TO EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE**

Topic	Regulation/Commitment
Land Use Plans & Policies Aesthetics	<ul style="list-style-type: none"> ● Woodinville’s subarea plans provide policies and guidance for development in mixed-use areas, shorelines, and portions of the UGA. ● Woodinville’s Zoning Code that provides permitted uses, density and dimensional standards, and design guidelines for new development. ● Woodinville’s subarea plans provide policies and guidance for development in mixed-use areas, shorelines, and portions of the UGA. ● Woodinville’s Zoning Code that provides permitted uses, density and dimensional standards, and design guidelines for new development. ● WMC Chapter 21.08, Permitted Uses. ● WMC Chapter 21.12, Density and Dimensions. ● WMC Chapter 21.14, Design Requirements. ● WMC Chapter 21.15, Tree Protection. ● WMC Chapter 21.16, Landscaping. ● WMC Chapter 21.20, Signs.
Transportation	<ul style="list-style-type: none"> ● The City has an adopted TMP and street design standards. ● The City addresses concurrency for transportation in WMC Chapter 21.28. ● The City of Woodinville has five affected worksites as of 2009 that currently participate in the City’s Commute Trip Reduction program. Several agencies support transportation demand management activities, including the State Department of Transportation and King County Metro Transit.
Public Services and Utilities	
Parks and Recreation	<ul style="list-style-type: none"> ● WMC 3.36 Park Impact Fee - The City has adopted park impact fees for residential development in order to assist in implementing the Comprehensive Plan, to ensure public facilities and services are adequately provided, and to establish standards for new development to pay a proportionate share of the cost. ● Per WMC 20.06.170 all subdivisions shall provide on-site recreation and trail corridors. ● Per WMC 21.14.851 Residential open space, multifamily development is required to provide usable open space.
Schools	<ul style="list-style-type: none"> ● WMC 22.20 School Impact Fees – The City has adopted school impact fees as a way of implementing the Comprehensive Plan policies. The impact fee program is implemented through an interlocal agreement between the City and the Northshore School District, which allows the district to receive impact fees. ● WMC 21.28. 160 School Concurrency Standard – Capacity for students is to be in place at the time of the development or within six years.
Municipal Facilities	<ul style="list-style-type: none"> ● WMC 21.28 Adequacy of Public Facilities and Services ● WMC 21.25 Essential Public Facilities

**ATTACHMENT B-2 TO EXHIBIT B
WOODINVILLE CBD PLANNED ACTION ORDINANCE**

Topic	Regulation/Commitment
Police and Fire Protection	<ul style="list-style-type: none"> ● Title 15 WMC buildings and construction, including Fire and Building Codes ● WMC 21.28.130 Adequate fire protection
Water, Sewer, Stormwater	<p>GENERAL</p> <ul style="list-style-type: none"> ● WMC 21.28 Adequacy of Public Facilities and Services ● WMC 21.25 Essential Public Facilities <p>SANITARY SEWER</p> <ul style="list-style-type: none"> ● WMC 20.06.120 Water and sewer standards <p>STORM WATER</p> <ul style="list-style-type: none"> ● See Section 3.2. In addition, the following apply: <ul style="list-style-type: none"> ○ Stormwater Management Plan, 2010, provides a capital plan for addressing long-term stormwater quality and quantity management ○ WMC 13.03 Storm and Surface Water Utility <p>WATER SERVICE</p> <ul style="list-style-type: none"> ● WMC 20.06.120 Water and sewer standards
Power, Telecommunication, and Solid Waste Utilities	<ul style="list-style-type: none"> ● WMC 15.39 Utility Requirements ● WMC 3.33 Utilities Tax ● WMC 12.30 Public Utility and Telecommunications Right of Way Use

EXHIBIT C

Public Agency Actions and Commitments

INTRODUCTION

Under some elements of the Planned Action EIS, specific City or other agency actions are identified. Generally, incorporation of these actions is intended to provide for consistency within the City's Comprehensive Plan and implementing regulations; to document pending City actions; to establish a protocol for long-term measures to provide for coordination with other agencies; or to identify optional actions that the City may take to reduce impacts. These actions are listed below in Table C.1.

Actions identified as "Proposed Synchronous Amendments" refer to legislative actions proposed for adoption together with the Comprehensive Plan and Municipal Code Update or within less than a year as part of a staged implementation strategy. Actions identified as short term are currently underway and expected to be adopted in the next five years. Longer term and other agency actions will occur in the future, depending on need. The projected timeframe and responsible departments are identified and will be used in monitoring the implementation of this Ordinance.

This Exhibit C will be used in the monitoring process established in Section IV of this Ordinance.

Table C.1
Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Estimated Year of Implementation and Responsible Department
Earth: Enact Comprehensive plan policies and zoning standards that focus new development and redevelopment away from areas of geologic hazard such as landslide hazards, to reduce the additional population exposed to risk of damage due to geologic hazards.	X Critical areas regulations Land Use and Environmental Elements				Development Services
Water Resources: Enact transportation programs and facilities that encourage alternative forms of transportation and minimize the need for single-occupant vehicles.	X Transportation Element Update Multimodal LOS				Public Works Department
Plants and Animals: Incorporate incentives to improve buffer conditions in areas with existing degraded functions. Incentives allow for a reduction in buffer width or continuation of existing non-conforming buffer widths, provided that buffer restoration is incorporated into redevelopment.		X Address in SMP Update			Development Services

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Estimated Year of Implementation and Responsible Department
Invest in education and outreach materials to encourage good stewardship practices by individual residents. This includes: providing property owners with educational resources to encourage native plant use and backyard habitat projects; installing interpretive signage along trails and/or within parks; and incorporating community garden spaces into parks.		X			Development Services
Plans and Policies:					
The Sustainable Development Study (2007) could be a source of location options for clustered development at urban densities in eastern Woodinville.			X		Development Services
Aesthetics:					
Update the Commercial Design Guidelines to address site design issues associated with the envisioned mixed-use development in the GB District (Little Bear Creek area).	X				Development Services
Transportation: Add improvements not already included in Impact Fee Base					
<ul style="list-style-type: none"> ● Realign 132nd Avenue NE and signalize the intersection at NE 175th St ● Remove the Overhead Railroad Trestle Bridge to widen and provide proper channelization on 131st Avenue NE north of NE 175th Street. ● Provide additional channelization improvements at the signalized intersection of Woodinville-Snohomish Rd / 140th Ave NE ● As part of redevelopment within the CBD, complete the local grid street networks including missing or new segments of 133rd Avenue NE, Provide additional channelization improvements at the signalized intersection of SR 202 (131st Ave NE) / SR 522 WB Ramps. ● At the 132nd Ave NE / NE 177th St and 132nd Ave NE / Woodinville Snohomish Rd intersections, remove traffic signal control system and install 6-way roundabout across the railroad alignment. ● In conjunction with SR 522 ramp widening above, widen the 131st Avenue E bridge over SR 522 for an addition southbound through lane 	X				Public Works Department

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Estimated Year of Implementation and Responsible Department
between the SR 522 WB Off Ramp to NE 175 th Street.					
Public Services: Parks and Recreation					
Pursue parks and recreation improvements to expand capacity of the City's system by investing in existing sites and facilities and adding sites and facilities based on community needs expressed in the PRO plan.			X		Public Works Department
Amend city impact fee to address the demand for facilities from commercial and industrial employee growth.		X			City Council
Public Services: Schools					
Monitor generation rates and adjust facility and maintenance planning accordingly. The District has existing growth-related plans in the Capital Facilities Plan that surround the need to accommodating new growth and make improvements to facilities. These projects include a new high school, junior high capacity addition, and grade reconfigurations.			X	X	Northshore School District
Starting in 2017, reconfigure grades to shift 6 th graders to junior high school and shift 9 th graders to high school in order to balance capacity at each school.		X		X	Northshore School District
Public Services: Municipal Facilities					
Adopt levels of service consistent with the size of present facilities that were built with future populations in mind, particularly for the public works shops building. Or develop alternative level of service measures related to the City services the Public Works Department provides, such as miles of road to maintain, acres of parks to maintain, and extent of stormwater system.	X				Administrative Services
Public Services: Police and Fire					
Adopt levels of service standards for police and fire protection as part of the Comprehensive Plan Update. The proposed Capital and Public Facilities Element proposes a standard for police based on call volume per officer and level of service standards established by the Woodinville Fire & Rescue District.	X				Administrative Services
Design street layouts and recreation areas that promote visibility for residents and police. Implement street and sidewalk lighting and safety measures for vehicles, cyclists, and pedestrians.			X		Administrative Services Public Works Department
Public Services and Facilities: Water, Sewer, Stormwater: Promote water conservation efforts.		X		X	Public Works Department Woodinville Water District

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Estimated Year of Implementation and Responsible Department
<p>Power, Telecommunication, and Solid Waste Utilities: Implement the recommendations of the 2013 Comprehensive Solid Waste Management Plan in the City's recycling program.</p>			X		Public Works Department

Draft

APPENDIX B: BEST AVAILABLE SCIENCE ADDENDUM

TECHNICAL MEMORANDUM



Date: January 16, 2015
To: Lisa Grueter, BERK
From: Nell Lund, Ecologist
Project: 121205
Number:
Project Name: Woodinville Comp Plan & Municipal Code Update

Subject: City of Woodinville – Best Available Science Review

Large Woody Debris comment from the Muckleshoot Tribe

Comment issued by Karen Walter via email, January 9, 2015:

"9. Another consideration for modifying the Critical Areas Regulations is based a further consideration of the importance of wood to providing habitat for fish. The Best Available Science Review failed to note that McDade et al (1990) found a significant contribution of wood came from upstream sources. Further this review did not include Fox and Bolton (2007) which identifies the amount, sizes and volumes of wood that should be in streams of various sizes based on an extensive study of reference watersheds in Washington State (see attached)."

Response to comment:

Section 6.2.1 (Stream and Riparian Areas) of the Woodinville BAS Review includes a sub-section on in-stream habitat, which is focused on large woody debris (LWD). The McDade et al (1990) study is based on analysis of natural well-stocked first- through third-order stream sites. This study found that more than 70% on the in-stream woody debris originated within 20 m (66 feet) on the channel. Additionally, woody debris size (diameter and length) was greater in third-order streams relative to first-order streams.

Further study was conducted by Fox and Bolton (2007) to provide data on the natural and regional variation of instream wood loads in relatively undisturbed basins. The study seeks to improve the scientific defensibility of regulatory thresholds for LWD. When restoring a disturbed stream, LWD targets at or above the 75th percentile documented for undisturbed basins in the region are recommended (Fox and Bolton 2007). Woody debris distribution documented in that study is provided in Table 1 below.

The Watershed Company
Technical Memorandum
Date
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Table 1. Large Woody Debris distribution in Western Washington (Fox and Bolton 2007).

	Bank-full width class	No. of pieces per 100 m channel	
		75th percentile	median
Number of pieces	0-6 m	>38	29
	>6-30 m	>63	52
	>30-100 m	>208	106
Volume	0-30 m	>99	51
	>30-100 m	>317	93
Number of key pieces	0-10 m	>11	6
	>10-100 m	>4	1.3

Fox, M. and S. Bolton. 2007. A regional and geomorphic reference for quantities and volumes of instream wood in unmanaged forested basins of Washington State, North Am. J. Fish. Manage., 27, 342-359.

McDade MH, Swanson FJ, McKee WA, Franklin JF, Van Sickle J. 1990. Source distances for coarse woody debris entering small streams in western Oregon and Washington. Can J Forest Res 20:326-330

APPENDIX C: COMMENT LETTERS OUTSIDE DEIS COMMENT PERIOD



make (mak) vb 1 to bring into being by shaping or altering 2 to form in the mind, a judgement or plan 3 to put together by combining parts 4 to build, construct, formulate, devise, create 5 to prepare for use, arrange 6 to cause to happen

January 20, 2015

Re: Code Update Comments/Discussion

Dear Planning Commission members

In response to discussion at the January 7 Planning Commission meeting and public input received on the code update, I've offered some clarifications and considerations below:

- Vehicular access and drive-through uses in the CBD. Below are clarifications of existing and proposed standards:
 - Businesses with drive through access are now prohibited in the Downtown-Little Bear Creek Corridor-Pedestrian Core Design District per WMC 21.14.371(4)(e).
 - New driveways are not allowed unless there is no other feasible option, as determined by the Director. WMC 21.14.371(4)(Table 1). *Comment – some sites may lack side street options and require a driveway for access. The frontage between 133rd and 135th illustrates this challenge (see image below). However, as a significant number of driveways now exist, the current provisions would lead to consolidation, elimination, and relocation of driveways along this corridor in conjunction with future redevelopment.*
 - Under the proposed code, "Commercial uses providing drive-through service" is listed as a distinct use in the Retail land use chart (WMC 21.08.070) where it is much more visible. The use is permitted in the CBD zone with footnote 5, which indicates that within the Pedestrian Core Design District, drive-through windows and stacking lanes are permitted only if they are enclosed within a building. *Comment: Such a provision would then minimize visual and pedestrian impacts of the use. Plus, such uses have been integrated in multi-story mixed-use developments. Examples could be pharmacies, banks, and fast food uses.*
- Code revisions in response to comments to expand on the list of permitted uses available in the Light Industrial Zone (notably those that complement the wineries):
 - Permitted: Small scale retail uses (less than 2,000sf) provided use is within a multi-tenant building. *Now not permitted.*
 - Permitted: Home improvement stores up to 5,000sf. *Now not permitted.*
 - Permitted: Heavy retail – up to 40,000sf in area. *Now not permitted.*
 - Permitted: Nurseries and greenhouses. *Now not permitted.*
 - Conditionally permitted: Indoor recreational uses. *Currently some specific uses are conditionally permitted, but some are not.*
 - Restaurants and bars – now permitted within a multi-tenant building and up to 2,000 (can be larger if not associated with a winery). *Per previous interpretation of code, only restaurants associated with wineries were allowed – and they had to be under the 2,000sf limit. But new interpretation is that there is no limit if associated with a winery and that other restaurants are permitted up to the 2,000sf limit. Given the interpretation change, discussion, and other code changes, we suggested in the proposed to retain the 2,000sf limit. However, some participants have sought to have larger restaurants. Based on some quick web research, 2,000sf would allow for about a*

January 21, 2015
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100-seat restaurant (<http://yourbusiness.azcentral.com/national-average-size-restaurant-kitchen-29446.html>).

- Considerations per January 7 letter from Collins Woerman:
 - WMC 21.12.040.A footnote 27 requires a fireplace for each new residential unit. *This is an existing code provision. I've never seen such a provision before and it appears to add unnecessary cost to construction as many new multifamily units throughout the region do not have fireplaces. Consider deleting the provision to focus on more visible community quality of life provisions.*
 - There are also a number of comments on the public benefit/density bonus features that warrant review that require considerable thought and analysis. Should this be an immediate priority, in this initial series of code updates associated with the Comprehensive Plan, we can provide a more thorough review and analysis on the topic.

Sincerely,



Bob Bengford, Partner

Document4

EXHIBIT 20
PAGE 1 OF 1

**Table V-1
Types of Shopping Centers**

<p>Neighborhood Shopping Center</p> <p>Anchors Supermarket and drug store Number of Stores 10-40 stores Total Retail Space 30,000-100,000 square feet Site Area 3-10 acres Market Area Population 10,000-30,000 people Market Area Radius 1-3 miles</p>	<p>Off-Price Center</p> <p>Anchors Off-price/discount store Number of Stores 20-50 Total Retail Space 100,000-500,000 square feet Site Area 5-15 acres Market Area Population 80,000-250,000 people Market Area Radius 6-15 miles</p>
<p>Community Shopping Center</p> <p>Anchors Junior department or discount store Number of Stores 25-80 stores Total Retail Space 100,000-450,000 square feet Site Area 10-30 acres Market Area Population 30,000-75,000 people Market Area Radius 3-8 miles</p>	<p>Specialty Center</p> <p>Anchors Specialty/theme retailer(s) Number of Stores varies widely Total Retail Space varies widely Site Area varies widely Market Area Population varies widely Market Area Radius varies widely</p>
<p>Regional Shopping Center</p> <p>Anchors 1 or 2 full-line department stores Number of Stores 50-100 stores Total Retail Space 300,000-750,000 square feet Site Area 30-50 acres Market Area Population 100,000-250,000 people Market Area Radius 8-15 miles</p>	<p>Outlet Center</p> <p>Anchors Manufacturer's outlet stores Number of Stores 30-100 stores Total Retail Space 200,000-800,000 square feet Site Area 20-50 acres Market Area Population 200,000-600,000 people Market Area Radius over 50 miles</p>
<p>Super-Regional Shopping Center</p> <p>Anchors 3 or more full-line department stores Number of Stores 100-300 stores Total Retail Space 600,000-2,000,000 square feet Site Area 40-100 acres Market Area Population 250,000-600,000 people Market Area Radius 12-50 miles</p>	<p>Power Center</p> <p>Anchors Large warehouse/discount retailers Number of Stores 10-20 stores (mainly large retailers) Total Retail Space 250,000-800,000 square feet Site Area 20-50 acres Market Area Population 250,000-500,000 people Market Area Radius 12-50 miles</p>
<p>Strip Retail Center</p> <p>Anchors Convenience Grocery Number of Stores 3-20 stores Total Retail Space 10,000-30,000 square feet Site Area 1-3 acres Market Area Population under 20,000 people Market Area Radius under 2 miles</p>	<p>Sources: Urban Land Institute, Dollars and Cents of Shopping Centers Property Counselors</p>

*Rec'd 1-21-15
From Susan Boudry
Sanders*

Exh 25 RE Woodinville planning issues and other nightmares
From: Thomas Hansen <thomash@ci.woodinville.wa.us>
Sent: Tuesday, January 20, 2015 7:56 AM
To: Jim Hansink
Cc: Dave Kuhl; Lisa Grueter
Subject: RE: Woodinville planning issues and other nightmares

Categories: Red Category

Jim-

Thanks for the comments. I will forward them on to the folks putting together the City's comprehensive plan for public review and comment that is currently on-going.

Traffic modeling results show that 171st with one lane in each direction and roundabouts at intersections will be able to handle the traffic 20 years from now that will probably use that road. The predicted volume of traffic on 171st will approach what is currently going through the roundabouts at SR 202/145th. I am confident that this solution will balance the needs of all transportation system users, not just vehicles.

Tom

From: Jim Hansink [mailto:jhansink@gmail.com]
Sent: Saturday, January 17, 2015 2:40 PM
To: Thomas Hansen
Subject: Woodinville planning issues and other nightmares

Hi Tom,

I read the council meeting summary in the local paper last night. It caused me to rethink some of the issues we have talked about in the past. As you know I attended the last Planning Comm meeting and was impressed by the dedication exhibited, but I also was painfully aware that there will be no easy solutions.

I believe that the highest priority should be assigned to traffic solutions. Our city suffers from a combination of poor infrastructure and limiting geography. All roads leading into and out of Woodinville force traffic into two-lane constrictions. Most of the time this is not a serious limitation. However, during the five or six peak hour period traffic is completely snarled. I am reminded of an example from statistics class in school. Essentially it states that a man can drown in a river with an average depth of two inches. Over a 24-hour period traffic in Woodinville is probably pretty good - in terms of cars/hour/24-hr day.

Here is a recent example - as though you needed another one. I recently returned from Redmond along #202. It was about 4:45 or 5:00. I encountered blocked and stopped traffic at the intersection of #202 and NE 124 St. That was the worst I've seen.

Lastly, regarding 171st. I avoid 175th like a plague zone unless Linda has me going to the store

Exh 25 RE Woodinville planning issues and other nightmares or unless we are going to a movie. I - and many others - use 171st as a safety valve. It allows me to by-pass the worst of the traffic issues in my home town. Sort of sad, isn't it. Your proposal as outlined in the paper would reduce the only adequate traffic artery in the local system and replace it with a scenic corridor with lights and crosswalks.

The Democrat in me says "Great! We need beauty in our lives and those folks in the apartments can safely walk to Center City!" The Republican in me takes a slightly different view. Adding to the congestion will not solve the downtown problem, and removal of two lanes along 171st will slow down the entire system. It would be nice to give everyone a happy meal and say we have a livable city. But it is not that simple.

As to the apartment dwellers..... I can sympathize with them. As 171st continues drawing traffic from 175th their problem will only get worse. Has the City considered placing two pedestrian overpass bridges across 171st and leaving the number of lanes unchanged? It might be worth a look.

Lastly - still thinking like a heartless bastard Republican - I might be inclined to remind the folks in the apartment block of the problems encountered by those who buy homes along the flightpaths of major airports. There is nothing new here folks. You saw it when you moved it! Actually the people who live in the apartments probably located along 171st PRECISELY because it was four lanes and the traffic moved so well. I would recommend a survey of these people to see how they feel about trading traffic issues for a center lane of flowers and greenery. You might be surprised.

As I say, I am sure you wrestle with these issues all the time, but I wanted to throw my comments out.

AND WHILE I HAVE YOUR ATTENTION The Geological Society of America and the University are sponsoring a conference in February on landslides, property risk, and regulation. This is of course an outgrowth of the Oso tragedy. I mentioned it to Susan Boundy-Sanders. As both a geologist and an elected city official she might be in a unique position to contribute. The Oso slide is a big deal in the scientific community, and it will inevitably lead to questions of future risk management - questions that will have profound effects of some communities.

That's enough for this afternoon. Linda and I are going to the 4:30 show at the theater. That means I have to drive on 175th.....unless I by-pass it and use 171st!

Stay calm.

Jim Hansink

Exh 25 RE woodinville planning issues and other nightmares

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thomash@ci.woodinville.wa.us

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MEMORANDUM

DATE: January 28, 2015

TO: Dave Kuhl, Development Services Director; Members of the Woodinville Planning Commission

FROM: Lisa Grueter, Manager, BERK Consulting

RE: Comprehensive Plan and Municipal Code Update and EIS –Status of Documents and Responses to Comments

PROGRESS TO DATE

The City issued four documents regarding the Comprehensive Plan and Municipal Code Update in November 2014 (Exhibits 2-5):

- Draft Comprehensive Plan Update 2015
- Draft Municipal Code Update & Best Available Science Review
- Draft Environmental Impact Statement
- Revised Draft Existing Conditions Report

After a well-attended public workshop held November 19, 2014, and Planning Commission study sessions December 3 and 17, 2014, City staff and consultants developed some policy and code amendments responding to comments on the location of Regional Retail Overlay and uses in Industrial areas, views, and transportation (Exhibit 6).

At the public hearing on January 7, 2015 and extended hearing January 21, 2015, there was additional input on the Regional Retail Overlay and Industrial areas with general support for the direction of the changes developed (Exhibit 6), but with questions regarding whether some businesses' specific improvements would be covered well enough.

Overall, public and agency comments received during the 45-day comment period (November 17, 2014 to January 9, 2015) and extended public hearings in January and February 2015 would result in refinements to the Draft plan elements and code proposals across a variety of topics (Exhibits 10, 11, 15, 16, and 20; see also additional comments from Muckleshoot Indian Tribe and responses in BERK memo January 27, 2015 and additional responses to comments in Table 1 in this memo).

Meeting Topics

The focus of Planning Commission meetings in December 2014 was on the Land Use and Transportation Elements; these elements together with Housing were also a focus of the January 21, 2015 Planning Commission meeting.

At the February 4, 2015 meeting, it is recommended that the Planning Commission focus on remaining Comprehensive Plan elements, in particular the Environmental Element and Best Available Science Review/Gap Analysis Code Amendments.

Comprehensive Plan Elements – Topics for February 4, 2015 (Areas of focus)

- Introduction and Vision
- Economic Development
- Parks, Recreation, and Open Space
- Capital and Public Facilities
- Utilities
- Environment

Proposed Woodinville Municipal Code Amendments associated with 2015 Comprehensive Plan Update – Topics for February 4, 2015 (Areas of focus)

- Critical Areas Best Available Science (BAS) Review
- Gap Analysis
- Geologic Hazards Review (prepared by Golder Associates)

Beyond the documents associated with the Woodinville Municipal Code Amendments (Exhibit 3), the City authorized a peer review of the Geologic Hazards Review conducted by Zipper Geo Associates (January 15, 2015), provided as an Attachment to this memo.

Representatives of Golder will be available to present the Geologic Hazards Review and touch on Zipper Geo's peer review at the February 4, 2015 meeting.

TIMELINE FOR RECOMMENDATIONS

The Planning Commission has had preliminary draft element reviews since spring 2014 and more formal review of the Comprehensive Plan and Municipal Code Update since fall 2014. The schedule calls for Planning Commission recommendations by February 18, 2015.

Recognizing the complexity of the materials, City staff and consultants recommend the Planning Commission be prepared to make recommendations on:

- Draft Comprehensive Plan Update 2015 (Exhibit 2 with amendments in Exhibit 6 and subsequent exhibits developed for the February 4 and 18, 2015 meetings): All Draft elements together with policy amendments would be under consideration.
- Draft Municipal Code Update & Best Available Science Review (Exhibit 3 as modified by Exhibit 6 and subsequent exhibits developed for the February 4 and 18, 2015 meetings): Focus on Critical Areas Regulations only at this time.
- Draft Environmental Impact Statement (Exhibit 4, Appendix C as modified by subsequent exhibits developed for the February 4 and 18, 2015 meetings): Be prepared to consider the Planned Action Ordinance.

Staff and consultants recommend that the Municipal Code amendments regarding Zoning be delayed and considered between March and December 2015 after the Planning Commission makes recommendations on the Land Use Element and associated Comprehensive Plan Elements, and Critical Areas and Planned Action code amendments. Delaying the zoning code changes would allow the Planning Commission to spend some time on Zoning with the affected property owners and public over March-June 2015. Then the City Council would work on Zoning between July and December 2015.

Table 1. Summary of Comment Letters and Emails and Responses

Date	Exhibit	Comments	Responses	Document Amended
June 4, 2014	15	<p>Housing Development Consortium</p> <ul style="list-style-type: none"> • General, Support provision of development incentives that leverage the power of the private market to create affordable homes and through the City's allocations to the ARCH Housing Trust Fund • Public Funding, Support Draft Policy to support the Regional Housing Trust Fund. This should be fully implemented and support should be bolstered. • Homelessness, City should continue to partner to improve opportunities to site housing and services for this need. • Implementation, fully implement commitments to affordability 	<p>Comments noted. The Draft Housing Element issued in November 2014 continues to have the draft policies referenced and the implementation strategy. The Draft Code includes proposed revised incentives. The City participates as a member of ARCH. Regular reporting on Element progress should help advance Housing goals.</p>	<p>No further amendments proposed</p>
November 19, 2014	10	<p>Comment Cards</p> <ul style="list-style-type: none"> • "H-2 – a bit 'pie in the sky'." Refers to "Goal H-2. Create opportunities for all Woodinville households at all income levels to secure quality housing." • "H-3 needs better definition – too broad." Refers to "Goal H-3. To provide housing opportunities in Woodinville and support for human services for people with special needs." • "What does cohesive mean in regard to residential neighborhoods?" Refers to "Goal LU-7. Provide for attractive, safe, diverse, and 	<ul style="list-style-type: none"> • Housing Element policies implementing Goal H-2 are to encourage home ownership, work with other jurisdictions to promote housing affordable to those with low and moderate incomes, support for the Regional Housing Trust Fund, promotion of housing near transit, and promotion of housing incentives. With these specifics, Consultant team suggests the goal is backed up by specific strategies and does not need more 	<ul style="list-style-type: none"> • In Goal LU-7, replace the word "cohesive" with "well-designed".

Date	Exhibit	Comments	Responses	Document Amended
		<p>cohesive residential neighborhoods.”</p> <ul style="list-style-type: none"> “Parks – PROS-4 Way, way too broad – needs better definition.” Refers to “Goal PROS-4. To create effective and efficient methods of acquiring, developing, operating, and maintaining facilities and programs that are accessible, safe, maintainable, and that account for long term costs and benefits.” 	<p>specifics.</p> <ul style="list-style-type: none"> Housing Element policies implementing Goal 3 address fair housing laws, senior housing, emergency housing, and human service delivery. The City has a Human Services Element now but it is not carried forward as some policies are included in the Housing Element. No additional detail is proposed in the Goal as the policies provide direction. Goal LU-7. Cohesive means well-integrated or unified in its planning. An alternative phrase would be “well-designed”. Goal PROS-4. Policies implementing Goal PROS-4 include developing low maintenance high capacity design standards for facilities, multiple finance methods, coordination with other agencies, concessions or leasing agreements, and others. No additional detail is proposed in the Goal as the policies provide direction. 	
December 17, 2014	10	<p>Steven Mullen-Moses, Director of Archaeology & Historic Preservation, Snoqualmie Tribe Regarding the SEPA Checklist in Appendix of the Draft EIS, would prefer the response say “Native American have used” rather than “used”. Urge</p>	<p>The SEPA Checklist recommends the following be included in the Planned Action Ordinance:</p> <ul style="list-style-type: none"> Should construction activities unearth any remains of historic or 	<p>The wording change “have used” can be addressed in the Final EIS through responses to comments.</p>

Date	Exhibit	Comments	Responses	Document Amended
		inclusion of a requirement that development prepare an archaeological unanticipated discovery plan or similar.	<p>archeological significance, construction activities shall stop and the appropriate tribal, state and local agencies shall be notified.</p> <ul style="list-style-type: none"> For future projects that involve significant excavation in the study area the City must enter into consultation with DAHP to determine the likelihood of and recommendations to address potential archaeological resources. It may be necessary to complete archaeological testing prior to significant excavation in the study area, such as digging for footings or utilities. In the portions of the study area near existing waterways, which may be high probability areas for cultural resources, it may be necessary to complete archaeological testing for projects that involve changes to vegetation and landforms. Such changes could include, but are not limited to, any ground disturbance required to plant new vegetation, the removal of existing vegetation, and landform grading. Archaeological project monitoring may be recommended for subsurface excavation and construction in these high probability areas. 	<p>The proposed Planned Action Ordinance in the Draft EIS could include the SEPA Checklist mitigation measures plus an additional one:</p> <ul style="list-style-type: none"> <u>The City shall require the development prepare an archaeological unanticipated discovery plan where development is proposed in the portions of the study area near existing waterways, which may be high probability areas for cultural resources.</u>

MEMORANDUM

Date	Exhibit	Comments	Responses	Document Amended
			<ul style="list-style-type: none"> In the event that a future development project in the study area is proposed on or immediately surrounding a site containing an archaeological resource, the potential impacts on the archaeological resource must be considered and, if needed, a study conducted by a qualified professional archaeologist to determine whether the proposed development project would materially impact the archaeological resource and what mitigation measures may be appropriate to avoid or minimize impacts. 	
January 7, 2015	11	Support for code amendments allowing increased size for grocery store. Request to change code requirement to have fire places. Request for amendments to public benefit incentives.	See Exhibit 16, response from Makers	Some responses suggest amendments to code or additional research to develop revisions to code amendments. See cover memo for approach to code amendments in general.
January 9, 2015	Pending #	Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe Fisheries Division, Habitat Program Request to address removal of fish passage barriers in the transportation, utilities, and natural environment elements Request to address Sammamish ReLeaf program in Environmental Element	See BERK memo responding to comments dated January 27, 2015, Exhibit number pending.	Some edits are recommended to transportation, utilities, and environment elements, the Gap Analysis table of local species, the Planned

Date	Exhibit	Comments	Responses	Document Amended
		Support for Gap Analysis Amendments to Critical Areas Regulations – some suggestions regarding stream typing, buffers, stormwater regulations, and consideration of species of local importance, and additional studies in best available science review		Action Ordinance mitigation for stormwater, and supplemental information in the BAS review – see BERK memo responses under separate cover.
January 20, 2015	Pending #	Email, Jim Hansink to Thomas Hansen, addressing transportation improvements	See response from Public Works Director Hansen regarding traffic modeling results.	No additional changes proposed.
January 21, 2015	20	Handout, Types of Shopping Centers, Everett Market Study	Information can be considered as code amendments for Regional Retail Overlay are discussed.	Under consideration as part of code amendments.

ATTACHMENT: ZIPPER GEO

Zipper Geo Associates, LLC
Geotechnical and Environmental Consulting

Project No. 1407.08
15 January 2015

City of Woodinville
17301 -- 133rd Avenue NE
Woodinville, Washington 98072

Attention: Mr. Thomas E. Hansen, PE, Public Works Director

Subject: Summary of Comprehensive Plan Updates Geotechnical Review (Revised)
Woodinville, Washington
Task Order No. 2014-4

Dear Mr. Hansen:

This letter summarizes the geotechnical review completed by Zipper Geo Associates, LLC (ZGA) of the proposed updates to the City of Woodinville Comprehensive Plan in regard to geologically hazardous areas regulated under the Woodinville Municipal Code. Our services have been provided in general accordance with the scope of services summarized in Task Order No. 2014-4. Verbal authorization to proceed with our review was provided by you on 16 December 2014. This letter is an instrument of service and the conclusions and recommendations presented herein have been prepared in accordance with generally accepted geotechnical engineering consulting practice. This letter has been prepared for the exclusive use of the City of Woodinville, and its agents, for specific application to the subject properties and stated purpose. This letter may replace our original comment letter dated 5 January 2015.

SCOPE OF SERVICES

Our authorized scope of services included the following tasks:

- Reviewing technical memoranda prepared by Golder Associates, Inc. regarding updated mapping of geologic hazards and critical aquifer recharge areas regulated under the Woodinville Municipal Code;
- Reviewing the July 2014 report prepared by the Geotechnical Extreme Events Reconnaissance (GEER) working group, sponsored by the National Science Foundation, regarding the March 2014 Oso Landslide;

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Woodinville Comprehensive Plan Updates Geotechnical Review (revised)
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- Meeting with City staff to discuss the document review and preparing this letter summarizing our review comments and conclusions and recommendations regarding Woodinville Municipal Code language regarding regulated geologic hazards.

DOCUMENT REVIEW

In accordance with our authorized scope of services, we reviewed the following documents and information sources:

- Woodinville Municipal Code (WMC) Section 21.24 pertaining to geologic hazards;
- Golder Associates, Inc., *Technical Memorandum re: City of Woodinville Geologic Hazard Areas and Critical Aquifer Recharge Areas*, Project No. 14-05198.004, dated 13 November 2014;
- Golder Associates, Inc., *Technical Memorandum re: City of Woodinville – Comments on Ordinance 275 Geologically Hazardous Areas Section 21.24.290 through 21.24.310*, Project No. 14-05198.004, dated 17 October 2014;
- National Science Foundation, *Geotechnical Extreme Events Reconnaissance (GEER), The 22 March 2014 Oso Landslide, Snohomish County, Washington*, dated 22 July 2014.

In addition, we also reviewed the following document:

- The SR 530 Landslide Commission, *The SR 530 Landslide Commission Final Report*, dated 15 December 2014.

REVIEW COMMENTS

The Golder Associates, Inc. (GAI) technical memorandum (13 November 2014) includes a discussion regarding updated mapping of geologic hazards. Geologically hazardous areas regulated under the WMC include erosion, landslide, and seismic hazard areas, other geological events including mass wasting debris flows, rock falls, and differential settlement. GAI addresses these hazards, as well as problem soil areas and fault hazard areas. GAI includes a thorough discussion regarding the methodology employed to evaluate the areal extent of the hazard areas and the use of Best Available Science. GAI also employed currently available LIDAR data in the

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preparation of the hazard area maps, and this is particularly useful and currently considered state-of-the-art when evaluating landforms as part of assessing potential landslide hazards. Likewise, the discussions regarding the preparation of maps delineating the extent of potential problem soils area, fault hazard areas, and Critical Aquifer Recharge Areas (CARAs) indicate that GAI employed Best Available Science as basis for their assessments.

We spoke with Mr. David P. Findley, LG, LEG of GAI over the course of our review. Mr. Findley indicated that GAI had determined the limits of potentially liquefiable soils (as shown on the Potential Liquefaction Hazard Areas, Figure 3) based on soil mapping. GAI has not reviewed the geotechnical engineering reports prepared by Associated Earth Sciences, Inc. (AESI) for the Woodin Creek development that is currently under construction to the east of City Hall. One of the AESI reports provided for our review by City staff indicates that liquefiable soils are present at the Woodin Creek site. We recommend that the AESI geotechnical reports, or others that the City may have available that address site-specific liquefaction hazards, be provided to GAI for their review. This would allow GAI to verify the limits of the Potential Liquefaction Hazard Areas map (Figure 3) of the 13 November 2014 Technical Memorandum.

GAI'S 17 October 2014 Technical Memorandum includes review comments concerning specific language in WMC Sections 21.24.290 through 21.24.290. Our comments are summarized below.

Regarding GAI's comment concerning the wording of Section 21.24.300 Development Standards – General Requirements, we take no exception with their recommendation regarding substitution of “no increased adverse impacts beyond the pre-development condition”.

We concur with GAI's comment concerning dropping “eliminate” from WMC 21.24.310 Performance Standards: Specific Hazards (in specific reference to buffers). The City may also want to consider dropping “minimize” as well given that “minimize” can be interpreted as subjective. As GAI indicates, risk level can be reduced (and a reduction can be quantified), and “minimize” may be subject to interpretation.

GAI makes the case in their comment regarding the use of designs that require regular and periodic maintenance [WMC 21.24.310.1(c)] would exclude the use of time-proven means of improving slope stability, such as horizontal drains. We agree with GAI's comment. However, it would be in the City's best interests in such situations to also determine to the extent possible that funds will be available to completed regular and periodic maintenance following construction when considering whether such stabilization methodologies are permissible.

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GAI's final comment regarding the standards for factors of safety relative to landslide occurrences in the pre-development and post-development cases as described in WMC 12.24.310.1.(c)(i) would be beneficial provided that detailed geotechnical analysis indicates that proposed development activity will have no impact of slopes near the development activity.

GEER Report Review Comments

In response to the City's request to identify information in the 22 July 2014 GEER report regarding the Oso Landslide that may be applicable to Woodinville, we offer the following:

Do the geologic conditions at Oso apply to Woodinville? The general geologic conditions of the hillsides within the Woodinville city limits are not as complex as those present in the Stillaguamish River valley and at the Oso landslide location. Woodinville hillside stratigraphy typically includes, in descending stratigraphic order, granular recessional outwash deposits, Vashon lodgement glacial till, granular advance outwash, and relatively fine-grained Transitional Beds. Localized variation in this sequence is influenced by slope height and the nature of the glacial deposits and depositional and erosional history, factors which have influenced the distribution of the geologic units. Groundwater may be present in the recessional outwash and advance outwash deposits, although the groundwater occurrence varies by location. Based upon the research GAI conducted while preparing the Potential Landslide Hazard Areas map (Figure 2 in the 15 October 2014 draft Technical Memorandum), the primary geologic contact along which landslides have a significant potential for occurrence is the boundary between the advance outwash deposits and the underlying, fine-grained Transitional Beds. This contact has been shown on a regional basis to have a relatively high potential for landslide development when groundwater within the advance outwash deposits is present above the less permeable Transitional Beds. GAI also identified potential debris flow hazard areas in association with incised drainage channels with steep side slopes. One potential ancient (pre-Holocene) landslide feature in north-central Woodinville was identified based upon GAI's landform analysis.

Geologic conditions at the Oso landside are far more complex than those present along Woodinville hillsides if for no other reason that the slopes along the Stillaguamish River valley are much taller (well over twice the height of the tallest slopes in Woodinville) and therefore expose a far thicker geologic section. The section includes multiple horizons of water-bearing granular soils above less permeable fine-grained soils, disturbed fine-grained soils, and the feature contains and is flanked by incised streams. The site of the 2014 Oso landslide had also been

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subject to multiple episodes of slope movement in the past, resulting in the emplacement of disturbed and weakened soils on the slope. These older landslide deposits are far more likely to yield future landslide activity than intact and otherwise undisturbed soils. There is no evidence suggesting that the slopes in Woodinville have been subject to repeated landslides in the past 10,000 years, nor have significant occurrences of disturbed fine-grained soils been mapped in Woodinville.

To the extent that the slopes in southwest Woodinville have been mapped as containing a contact between the granular advance outwash deposits and the underlying fine-grained Transitional Beds, there is some similarity with the conditions at Oso, but on a much smaller scale. Likewise, the incised drainages identified on GAI's Figure 2 are on smaller scale than Oso. The one historic landslide identified by GAI is thought to be very old and dormant, unlike the previous landslides at Oso which were relatively young and much more likely to re-activate.

A significant factor that makes the slopes along the Stillaguamish River more likely to experience landsliding, and to differentiate it from conditions in Woodinville, is the lateral migration of the Stillaguamish River over time. As the river has flowed along the base of the adjacent steep slopes, erosion has taken place, and this has created unstable conditions that have contributed to numerous landslides. The Sammamish River is currently not flowing adjacent to the steep slopes in Woodinville, so the risk of destabilizing river influences is not applicable.

The Oso landslide caused extensive property damage and fatalities due to its long runout of mudflow/landslide debris. Site-specific geologic and topographic conditions contributing to this long runout are not fully understood following the GEER report. It is known that similar large-scale mudflow/landslide debris runouts had occurred in the Stillaguamish River valley in the past. Although conditions that increase the risk of comparably long runouts of mudflow/landslide debris are not known to be present in the mapped landslide hazard areas of Woodinville, additional site-specific study of this topic may be warranted to establish buffers at slope toes if such conditions are suspected or identified.

Does anything in the GEER report apply to Woodinville regarding approaches to planning, land use, and lessons learned? A critical point that may be taken from the GEER report is that communication regarding potential geologic hazards needs to be improved between departments within public agencies and also with the public. Several studies that identified the risk of landslides at Oso had been undertaken since the late 1940s but much of this information was not disseminated to public agencies responsible for land use policy making and planning, nor

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with the public. Local agency outreach to citizenry regarding the potential risks associated with geologic hazards would help in this communication process. The City of Woodinville is taking steps in the right direction by updating the geologic hazard sections of the WMC. Making the hazard maps readily available to the public will be beneficial in terms of improving the general public's awareness of geologic hazards.

The communication process does not need to be expensive or sophisticated. For example, the City of Mukilteo provides its residents with a simple three-page flyer that describes in basic terms the potential risks associated with steep slopes in terms of landsliding and erosion. Some local jurisdictions hold workshops staffed by local geotechnical professionals (who typically volunteer their time) as well as agency planning professionals, to help raise awareness regarding geologic hazards among the public.

Should the WMC regarding geologic hazards be modified based on the GEER report conclusions?

Based upon our review of the WMC and our experience with other local jurisdiction's code requirements regarding regulated geologic hazards, it is our opinion that the WMC is largely adequate in terms of its handling of regulated geologic hazards. However, the GEER study noted that damage and fatalities occurred at Oso within a large part of the valley that was not within the designated landslide hazard area or buffers from the mapped landslide hazard area slope toe. Section 21.24.300 of the WMC does not specifically address assessment of risks to properties potentially affected by long runouts of debris flows or mudflows. It would be prudent for the WMC to require assessment of this risk on a site-specific basis as part of critical areas studies for land use proposals for properties located below possible debris flow hazard areas as delineated on GAI's Figure 2.

We recommend that the City consider amending WMC 21.24.130 Contents of Critical Area Special Study to require review of available LIDAR data as part of assessing potential landslide hazard areas. LIDAR imagery has been shown to be quite useful in this regard.

In light of the potential for long runouts from possible debris flow hazard areas, we recommend that the City consider amending WMC 21.24.300(1) to read *Will not increase the threat of the geological hazard to adjacent and potentially affected properties.*

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SR 530 Landslide Commission Final Report Review Comments

The SR 530 Landslide Commission was developed by Governor Jay Inslee in order to review the events and circumstances concerning the March 2014 Oso landslide. The Commission's charter was to *...better understand the collective response and inform recommendations for the future that will guide policy makers as well as to improve planning and response for similar events.* The report includes 17 recommendations. Our comments regarding the Commission's recommendations relative to geologic hazards and steps that the City may consider are summarized below.

Recommendation 2 – Support a Statewide Landslide Hazard and Risk Mapping Program: This recommendation considers expanding data collection and landslide mapping efforts in order to assist public and private land use planning and decision making. The use of LiDAR in this effort has been recommended. The City has already made steps in this direction with the current updates to the mapping of geologic hazards as completed by GAI, including the use of current LiDAR data in the mapping effort.

Recommendation 15 – Update the WACs Related to Critical Area Regulations: Similar to the Commission's recommendation that state regulations be updated, the steps that the City is taking to update the WMC regarding regulated geologic hazards and providing current hazard mapping will enhance the public's awareness of geologic hazards and assist the land use planning process.

Recommendation 17 – Advance Public Awareness of Geologic Hazards: Similar to the GEER report, the Commission recommends that local governments develop public awareness initiatives to inform property owners and the general public of geologic hazards. As discussed previously, these efforts can be relatively straightforward and relatively inexpensive.

ADDITIONAL CONSIDERATIONS

It would be beneficial, in our opinion, for the City to require the inclusion of language in property titles that discloses the presence of geologic hazards. Some local jurisdictions, such as Seattle and Mercer Island, require that a covenant associated with property titles characterize the critical area(s) as applicable. This helps to make sure that property owners and purchasers are aware of the presence of regulated geologic hazards.

It would also be beneficial for the City to compile information regarding landslides when they occur and maintain this information in a file system that is available to City staff and the public. Other

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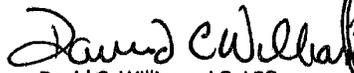
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local jurisdictions maintain files such as these and they are a very good resource in terms of understanding property history.

CLOSURE

We hope that this letter meets your current needs. Please do not hesitate to contact us should you have any questions.

Respectfully submitted,
Zipper Geo Associates, LLC


David C. Williams, LG, LEG
Principal Engineering Geologist



DAVID C. WILLIAMS


John E. Zipper, PE
Managing Principal



Distribution: Addressee (1 pdf)

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EXHIBIT 32
PAGE 1 OF 5

Evidence that the Woodinville Heights bowl qualifies as landslide hazard area under WMC 21.06.353(1)

21.06.353 Landslide hazard areas. SHARE ...

Landslide hazard areas: those areas in City of Woodinville subject to severe risks of landslides, including the following:

(1) Any area with a combination of:

(a) Slopes steeper than 15 percent;

(b) Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and

(c) Springs or ground water seepage.

(2) Any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris from that epoch.

(3) Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action.

(4) Any area which shows evidence of or is at risk from snow avalanches.

(5) Any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments. (Ord. 375 § 2, 2004; Ord. 175 § 1, 1997)

RECEIVED

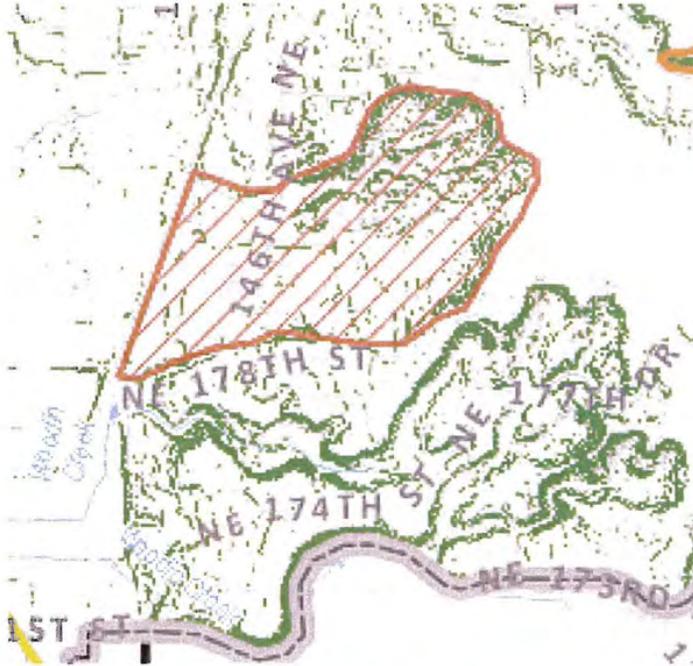
FEB 10 2015

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

EXHIBIT 32
PAGE 2 OF 5

How the Woodinville Heights bowl measures up to the criteria in WMC 21.06.353(1):

(a) Slopes steeper than 15 percent;



(b) Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and



Tanglin 2004

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Tanglin
2004



EXHIBIT 32
PAGE 4 OF 5

(c) Springs or ground water seepage.



17863 149th Ave NE — NE corner of house

EXHIBIT 32
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EXHIBIT 34
PAGE 1 OF 9

Sandy Guinn

From: Susan Boundy-Sanders <sbsand@hotmail.com>
Sent: Tuesday, February 17, 2015 8:32 PM
To: Sandy Guinn; Smy850@frontier.com; markwiitala@gmail.com; dormerod@juno.com; Alfred Campaign Taylor; Alfred.h.taylor@boeing.com; deskworks@comcast.net; Kevin LeChardonnay Stadler; Greg Wellington Fazzio
Cc: Paula Waters; Dave Kuhl
Subject: Exhibit for Comprehensive Plan hearing
Attachments: CommentsRe2015CompPlanUpdate-20150217.pdf

Sandy, Dave, and Commissioners,

Attached is a document that lists a few observations, concerns, and suggestions regarding the draft Comprehensive Plan. Please add it as an exhibit for the Planning Commission's hearing on the Comprehensive Plan.

Kind regards,

Susan Boundy-Sanders
sbsand@hotmail.com
425.591.3672
17859 149th Ave NE
Woodinville, WA
98072-6202

EXHIBIT 34
PAGE 2 OF 9

To: Woodinville Planning Commission
Date: 17 February 2015
From: Susan Boundy-Sanders
Re: 2015 Comprehensive Plan Revisions

Planning Commissioners:

This document provides information that I hope will be of use during your consideration of Comprehensive Plan amendments.

It lists some observations from a very time-constrained examination of the draft Comprehensive Plan.

If there are commissioners who are inclined to undertake a detailed review of the draft Comprehensive Plan, I encourage the Planning Commission to postpone making final recommendations on the draft to give commissioners time for a review.

To be clear, this should be taken only as my personal attempt to identify issues that may merit more detailed consideration by the Planning Commission.

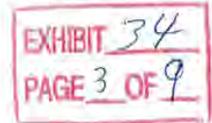
Kind regards,

Susan

Susan Boundy-Sanders

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Extensive revision without legislative markup or a change list

A brief comparison shows that the changes between the previous Comprehensive Plan and the new draft are substantial in both form and content. And they appear to cover every scale of magnitude, from implying planning rights over large tracts of unincorporated land to introducing ambiguous new terms.

Without legislative markup or a thorough inventory of changes, and with an all-volunteer Planning Commission and part-time City Council, the draft Comprehensive Plan asks us to take a leap of faith.

The changes may end up being acceptable, but that conclusion could only reasonably be reached after thorough and thoughtful comparison.

Recreational immunity and liability for natural conditions

Staff has mentioned that recreational facilities are protected by "recreational immunity." RCW 4.24.210 grants this immunity. It is found here: <http://apps.leg.wa.gov/rcw/default.aspx?cite=4.24.210>

Condensed to remove the extra words, the portion that is most applicable to Woodinville reads,

(1) ". . . Public . . . landowners, . . . in lawful possession and control of any lands whether designated resource, rural, or urban, or water areas or channels and lands adjacent to such areas or channels, who allow members of the public to use them for the purposes of outdoor recreation, which term includes, but is not limited to, . . . , picnicking, swimming, hiking, bicycling, skateboarding or other nonmotorized wheel-based activities, . . . , rock climbing, the riding of horses or other animals, . . . , boating, kayaking, canoeing, rafting, nature study, winter or water sports, viewing or enjoying historical, archaeological, scenic, or scientific sites, without charging a fee of any kind therefor, shall not be liable for unintentional injuries to such users . . .

(4)(a) Nothing in this section shall prevent the liability of a landowner or others in lawful possession and control for injuries sustained to users by reason of a known dangerous artificial latent condition for which warning signs have not been conspicuously posted." (underlines added)

A plain reading of the RCW (which is the standard courts apply) is that if land is designated for recreational purposes, the landowner is not liable for unintentional injuries to users. The exemption to this general rule is "a known dangerous artificial latent condition for which warning signs have not been conspicuously posted." In this case, the owner can apparently eliminate liability by "conspicuously posting" warning signs.

Interpreting the plain English, it appears that critical areas incur less liability as recreational land than any other designated use. As our consultants have told us, they also pose less risk if left alone than if

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badly developed . . . and Woodinville's best bet for avoiding bad development is to have the ownership control that allows the city a high degree of control of the development.

Specifically, ownership proposals for environmentally constrained land might resemble land the city owns in the Wedge, where the following signs are posted along NE 190th Street:



Definition of "open space" or a new recreational category

I encourage Woodinville to either:

- Craft a definition of open space that includes environmentally constrained lands, classifies them as recreational, and leaves them forested; or
- Create a new land use category that would fall within recreational uses, and that would allow the city to protect critical areas and avoid damage to persons and property.

Criteria for landslide hazard areas

As documented on page BAS 95 of the Berk report (Exhibit 2 in the binders), the state criteria for landslide hazard areas include "9) Any area with a slope of forty percent or steeper . . ."

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In the Woodinville code, steep slopes are protected as a separate category from landslide hazard areas. For the sake of consistency with the state code, I encourage the City to add 40% slopes as an explicit criterion for landslide hazard areas (knowing that this is a zoning code, not Comprehensive Plan, issue).

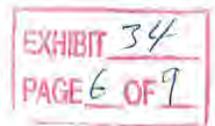
I can't speak to whether steep slopes should, in addition, be removed from their current, separate category; I don't know the history of why they were separated from other landslide hazard criteria in the past.

Prioritizing land use goals

In the current (2009) Comprehensive plan, Woodinville's land use goals are listed in this order (goals are paraphrased for brevity):

2009	2015 draft	Goal
1	2	Guide growth to maintain or improve quality of life and preserve Northwest woodland character
2	3	Encourage less reliance on single occupant vehicles
3	~7, 8	Attain a wide range of residential patterns, densities, and site designs
4	9	Encourage a variety of commercial services and employment opportunities
5	absent	Provide a process for siting essential public facilities
6	4	Plan and develop a pedestrian-oriented multimodal transportation system approach to the downtown
7	absent	Encourage and achieve a mixed-use downtown
8	~9	Balance commercial and residential needs in the Mixed-Use Overlay
9	~6	Maintain the downtown as the center for commercial, civic, cultural, and recreational activities
10	policy in 9	Provide an active and diverse industrial area that promotes economic growth
11	policies in 1	Annex additional areas that are appropriate for the welfare of both the City and the annexed area
absent	1	Provide land areas and densities for housing, employment, and public facilities
absent	5	Maintain and enhance robust environmental stewardship
absent	6	Inviting and distinctive public spaces, especially downtown and multi-family districts

On closer consideration, these significant revisions may turn out to be acceptable. However, without legislative markup, the scope of the change is not readily apparent. It seems likely that this degree of change is present throughout the draft and should be examined carefully.



"Northwest woodland character" as a citywide aesthetic vs. an architectural style

In the current Comprehensive Plan, the term "Northwest woodland character" is used to express a citywide aesthetic, and refers to such large-scale features as the wooded hillsides of the Sammamish Valley.

In contrast, in the Woodinville Municipal Code, "Northwest woodland character" is used to describe both a citywide aesthetic, and a collection of design standards for commercial exteriors in Woodinville. For example, see pages 1-2, 2-16, and 2-19 of the draft Comprehensive Plan.

In the recent *Phoenix v. Woodinville* case, the Washington Supreme Court supported Woodinville in its claim that it was allowed to preserve the Northwest woodland character it described in its Comprehensive Plan.

If Woodinville mixes the citywide aesthetic with the architectural style, as the draft Comprehensive Plan does, we imperil our ability to defend the large-scale aesthetic. A developer can make the claim that by adhering only to the architectural style, they remain consistent with the Comprehensive Plan.

I would urge that "Northwest woodland character" continue to be used as it currently is in the Comprehensive Plan—as a citywide aesthetic. This is a usage that both has statewide legal implications and is of long standing in Woodinville's Comprehensive Plan. I encourage Woodinville to find another phrase to describe our commercial architectural style standards.

"Riverfront Districts"

The draft Comprehensive Plan headlines "Riverfront Districts," beginning with the Woodinville Vision Statement and Ten Guiding Principles:
http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/CompPlan%20Update%202015/General%20Description%20Main%20Page/Nov%202019,%202014/1_Comprehensive%20Plan_%20112014.pdf?p=view&id=69335358&crd=cityofwoodinville

Elsewhere in the draft, the riverfront is described as a "major amenity," and includes a proposal of a "Riverfront Amenity Overlay."

Unfortunately, this idea has never been discussed by the City Council, and would be constrained by state, county, city, and tribal environmental regulations and salmon recovery requirements.

The formal districts names adopted by the City Council on 15 July 2014 are Hollywood District, West Valley District, and Warehouse District.



Use of the river is a valid question, but should not be presented as a foregone conclusion. If it is ultimately included as a Comprehensive Plan goal, it should always include a statement of Woodinville's commitment to environmental protection and salmon recovery.

"Joint Study Area"

In its 2012 Comprehensive Plan update, the King County Council proposed, and Woodinville agreed to, a "joint study" to discuss ways to benefit agriculture and the wine industry in the Sammamish Valley. However, the proposed Woodinville Comprehensive Plan update contains numerous text references and maps that erroneously show a "Joint Study Area," or "Special Study Area" or an incorrect Urban Growth Boundary, around agricultural lands that are in fact outside the UGB and have not been designated as subjects of "joint study." In fact, there were no maps, only industry-related policy considerations, in the joint study agreement. The joint study will be about two industries, not land.

Draft of the joint study agreement as sent to Woodinville from King County:
http://woodinville.granicus.com/MetaViewer.php?view_id=6&clip_id=713&meta_id=69806

Amendments to the draft by the Woodinville City Council:
http://woodinville.granicus.com/MinutesViewer.php?view_id=6&clip_id=713

News coverage of the joint study as passed by the County Council:
<http://patch.com/washington/woodinville/king-county-council-approves-annexation-related-jointaa9a6c8a7b>

In fact, by formal resolution, the City of Woodinville does not support amending the Urban Growth Boundary: <http://www.ci.woodinville.wa.us/Documents/CityHall/Resolutions/Resolution%20447.pdf>

Overall, it seems questionable whether the joint study deserves mention in the Woodinville Comprehensive Plan. There are no commitments as to the magnitude of the study; it may be as little as a single meeting with a county staff member.

"Regional Retail Overlay"

The Council directed staff to explore a "North Industrial Land Use Plan." In the March 4, 2014 meeting at which this topic was added to the Work Plan, staff described this as a proposal to expand permitted uses in the industrial parcels facing NE Woodinville Way and NE 195th Street. Specifically, the example given was that the auto repair shop at 195th and 144th could repair vehicles, but not sell tires.

Agenda item here: http://woodinville.granicus.com/MediaPlayer.php?view_id=6&clip_id=871, time stamp 2:35:35-2:42:35

In other conversations, the Council has expressed a willingness to consider allowing wineries to server food.



In the draft Comprehensive Plan, this has evolved into a "Regional Retail Overlay" allowing large format chain stores in the entire North Industrial District.

"Horizontal mixed use"

To my knowledge, the concept of "horizontal mixed use" (page 3-7 of the draft) has had only a single proponent in Woodinville's history. It does not have the imprimatur of the City Council. And as the single proponent describes it, the goal was explicitly a one-story regional mall, not the more intensive uses that the Growth Management Act encourages.

Shadow platting

Simply defined, shadow platting requires a property owner to build in a corner of his or her property, in anticipation of future upzoning. It constrains an owner's ability to design a home and landscaping.

Shadow platting is proposed on page 2-25 of Exhibit 3.

In numerous discussions with citizens, including as a member of the Sustainable Development Study Citizens Advisory Panel, I can say with certainty that citizens understand, and strongly oppose, shadow platting.

"Innovative" and "Cottage" housing

"Innovative" and "cottage" housing, in practice, have a high probability of being housing that doesn't fit the aesthetic of the surrounding neighborhood. The most common layouts build an attractive front facing toward the new development, and locate parking lots and Dumpsters near the edges of the development. Their designs often subject the existing neighbors to an unattractive view and excessive runoff.

High probability that other parts of the draft need further examination and revision

This is a list of matters that need closer attention just based on cursory examination. Without time to fully examine the draft, I simply propose that the Planning Commission review and reconsider every section of the draft.



More than anything, I make this broad statement to alert the Planning Commission, and to preserve for the Commission and Council the prerogative to more completely scrutinize and modify all parts of the draft Comprehensive Plan.

Christmas tree ornaments

The draft Comprehensive Plan contains a number of measures that the other Washington has dubbed "Christmas tree ornaments" – measures that have been requested by special interests, and added to legislation regardless of their popular support or their effect on the community.

Ornaments I've noted so far include development of the Sammamish riverfront, the "Joint Study Area," the "Regional Retail Overlay," and "horizontal mixed use."

Given the difficulty the City Council has had in achieving goals that actually have public support and benefit the community, the ease with which special interests seem to have had their requests added to the draft is troubling.

These Christmas tree ornaments are examples of why I am uncomfortable with the lack of legislative markup or a change inventory.

Sandy Guinn

From: Dave Kuhl
Sent: Thursday, February 19, 2015 1:28 PM
To: Sandy Guinn
Subject: FW: Emailing: 1_Comprehensive%20Plan_%20112014



From: director@woodinvillechamber.org [mailto:director@woodinvillechamber.org]
Sent: Sunday, February 08, 2015 5:43 PM
To: Dave Kuhl
Cc: laurie@wordsmithdiva.com; kimberly@woodinvillechamber.org
Subject: Re: Emailing: 1_Comprehensive%20Plan_%20112014

Thanks Dave,

There's a lot to absorb here, but one thing stands out right away. The City has adopted new names for the districts of Woodinville, but they are not incorporated into the report.

Hollywood District is the old Tourist / Tourist Business District
West Valley is the old South Industrial District and what is referred to in the plan as Amenity
Mixed Use and Riverfront District
Warehouse District is the old North Industrial District

These terms should be updated in the report for clarity and to synch with the rest of our messaging.

We'll have some input regarding transportation, but will need to organize our thoughts before responding.

Thanks,
Dave

--- davek@ci.woodinville.wa.us wrote:

From: Dave Kuhl <davek@ci.woodinville.wa.us>
To: "director@woodinvillechamber.org" <director@woodinvillechamber.org>
Subject: Emailing: 1_Comprehensive%20Plan_%20112014
Date: Fri, 6 Feb 2015 00:19:51 +0000

Dave,

The transportation element is found in chapter 6.0. Take a look and let me know of questions you may have so we can address them. Thanks

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PAGE 2 OF 2



MEMORANDUM

DATE: February 26, 2015
TO: Dave Kuhl, Development Services Department Director
FROM: Lisa Grueter, Manager, BERK Consulting
RE: Responses to Comments on Comprehensive Plan and Related Components

INTRODUCTION

Several comments have been received from the Chamber of Commerce, Councilmember Susan Boundary Sanders and from Planning Commissioners Kathy Heywood and Steve Yabroff. Comments are included in Appendix A. This memo provides some background and responses to comments.

Objectives

The Draft Comprehensive Plan Update was prepared as an updated document. It provides streamlined inventories and updated policies based on objectives for a readable plan, a review of state and regional requirements, and the Woodinville Vision.

Update Objectives: Objectives of the update were developed and reviewed at a joint Planning Commission and City Council meeting, July 9, 2013 and included a streamlined, readable plan as well as compliance, and attentiveness to the community's vision.

- **Compliance:** Meet the requirements of the Growth Management Act, and plan consistently with the King County Countywide Planning Policies, and Puget Sound Regional Council's Vision 2040.
- **Vision:** Revisit the Woodinville vision to affirm or modify it to reflect the City's changing needs and aspirations.
- **Economic, Fiscal, and Environmental Foundations:** Provide information on economic, fiscal, and environmental conditions to ensure the vision and plan is framed through opportunities and constraints.
- **Comprehensive Plan Readability:** Provide a streamlined plan, focused on policies and strategies that Woodinville citizens, staff, and decision-makers can read and understand.
- **Simplify Development Regulations:** Align the City's development regulations with the Comprehensive Plan land use element, remove unnecessary detail, update critical areas and grading standards, and streamline the permit process.
- **Measurement and Implementation:** Develop a plan that is implementable with measurable objectives.
- **Project Management:** Conduct the Woodinville Comprehensive Plan & Municipal Code Update on time and within the allocated budget resources.

Plan Evaluation: The Comprehensive Plan Update is based on an analysis of the consistency of the Comprehensive Plan with Growth Management Act (GMA), Countywide Planning Policies, and Puget Sound Regional Council VISION 2040 policies. See Appendix C. Comparisons of current and proposed goals and

policies are included in Appendix B. Changes are based on meeting the objectives above for compliance, vision refinements, and readability.

Vision: The City's Vision is proposed to be amended with minor changes after a visioning process in fall 2013. Track changes are shown in the Draft Comprehensive Plan Appendix A. The visioning workshop results and proposed vision amendments were the subject of a City Council presentation on January 14, 2014 and a Planning Commission presentation on February 5, 2014.

RESPONSES TO COMMENTS

Email, Woodinville Chamber of Commerce, February 8, 2015

1. *New names for districts of Woodinville*

Regarding district names referenced in the comment letter, it is recommended that the district names developed for the City of Woodinville Wayfinding Sign Program be included on a district map in Chapter 1 Introduction.

Prior Name	New Name
Tourist District	Hollywood District
South Industrial District	West Valley District
North Industrial District	Warehouse District

Letter, Councilmember Susan Boundy Sanders, February 17, 2015

2. *Extensive revision without legislative markup or a change list*

Foundational concepts from the Current Comprehensive Plan are retained with some revisions based on streamlining and update efforts described below. See also Appendix B for a crosswalk of goals and policies, and the Comprehensive Plan Audit and Evaluation in Appendix C.

- **Introduction / Vision:** This chapter combines the type of information in the current plan Introduction and Growth Management Act (GMA) Guidelines Chapters. The City's Vision is proposed to be amended with minor changes after a visioning process in fall 2013. Track changes are shown in the Draft Comprehensive Plan Appendix A. See the description above of meetings where the vision was discussed.
- **Land Use Element:** This element combines the current Land Use and Community Character Elements. It provides a proposed Land Use Map (Alternative 2 with options). The Land Use Map proposals are based on the growth estimates for 2015-2035 and results of the Visioning efforts. Policy concepts are largely retained from the Current Plan but are more streamlined.
- **Housing Element:** This element updates the current Housing Element based on an evaluation of housing needs and characteristics. Some Policies are updated to reflect newer King County Countywide Planning Policies regarding meeting regional and local housing needs; other policies are largely retained regarding housing variety and residential character. Some broader human service policies are included in the element.
- **Human Services:** This Element is proposed to be removed since it is not required by the GMA and due to plan update objectives for streamlining. Some policy concepts are included in the Housing Element for services to special needs population. The proposal to remove the element was described to the Planning Commission and City Council in July 2013.

- **Economic Development Element:** This Element draws goals and policies from the Economic Development Strategic Plan and Current Economic Development Element. (The Element was presented at the Planning Commission meeting held February 4, 2015 and at a City Council briefing on February 10, 2015.)
- **Parks and Recreation Element:** Based on the Draft Parks, Recreation, and Open Space Plan presented to the Planning Commission and City Council as well as the Parks Board. (The Element has been presented several times, most recently at the Planning Commission meetings held February 4 and 18, 2015 and at a City Council briefing on February 10, 2015.)
- **Transportation:** This element draws goals and policies from the 2009 Transportation Master Plan (TMP) and the Current Element. New policies are highlighted in the element including: a multimodal level of service (LOS) per Puget Sound Regional Council requirements and addition of a specific policy on LOS for residential areas per TMP recommendations. Additionally, amendments were made per the Audit. (The Element was presented at Planning Commission meetings in December 2014 and January 2015. It is due to be presented to the City Council on March 10, 2015.)
- **Capital and Public Facilities:** This element merges the current Capital and Public Facilities Element and portions of the Utilities Element addressing water, sewer and stormwater. Includes minor changes, such as updating outdated document titles for special district functional plans and consolidates some policies into broader statements. (The Element was presented at the Planning Commission meeting held February 4, 2015 and at a City Council briefing on February 10, 2015.)
- **Utilities Element:** These element policies are similar to current policies. See discussion of Capital and Public Facilities above. (The Element was presented at the Planning Commission meeting held February 4, 2015 and at a City Council briefing on February 10, 2015.)
- **Environmental Element:** These element policies largely pull from the current policies. Some amendments were made based on the Best Available Science Review (see Chapter 2, page Code Update/BAS 208). Additionally, amendments were made per the Audit and Evaluation in Appendix C. Note as well that the Best Available Science Review and Gap Analysis recommends allowing updates of maps through administrative procedures; this recommendation post-dates the Audit and Evaluation in Appendix C. (The Environmental Element was presented to the Planning Commission in June and July 2014, and on February 4, 2015. The City Council had a briefing on February 10, 2015.)

3. Recreational immunity and liability for natural conditions

The interpretation of recreational liability and policy decisions over land purchase are noted. The interpretation of the liability language in state law could be referred to the City Attorney. Policy decisions regarding land purchase are a subject for City Council deliberation.

4. Definition of "open space" or a new recreational category

The land use element defines a Parks category:

Public Parks

Purpose: This designation is applied to all existing and planned publicly owned parks.

Allowed uses & density: Public parks.

Page 2-3 of the Parks, Recreation, and Open Space Plan Update defines types of public parks including resource and open space lands as:

Resource and open space lands are defined by areas of natural quality for passive use or nature oriented outdoor recreation. They should encompass lakes, streams,

marshes, flora, fauna, topography and other diverse or unique natural resources. Recreational use, such as an interpretative trail, viewpoint, exhibit signs, picnic areas or other features, may be secondary, non-intrusive uses of the property.

It is recommended that this definition be included in the Draft Parks and Recreation Element – such as in a side bar to help define open space.

5. Criteria for landslide hazard areas

The criteria for landslide hazards are addressed in the Best Available Science review Attachment D. The City is considering having Golder Associates conduct additional field review and review of definitions. It is recommended that the Planning Commission move amendments forward as recommended in the Best Available Science review documents and recommending that the City Council consider additional information that may arise from the next steps in the review process.

6. Prioritizing land use goals

See responses to comment 2 and Appendices A and B.

7. "Northwest woodland character" as a citywide aesthetic vs. an architectural style

The Vision, Land Use and Environmental Elements in particular continue to protect the City's northwest woodland character as a citywide aesthetic.

Vision: In the year 2035, Woodinville is a safe, friendly, diverse, and family-oriented community that supports a successful balance of neighborhoods, parks, and recreation, tourism, and business. We have preserved our Northwest woodland character, our open space, and our clean environment. We have enhanced our strong sense of community and our ability to move about the community by all modes of travel. Woodinville is a pleasant place in which to live, work, play, and visit, with a compact, inviting downtown and vibrant riverfront and tourist districts that are inviting and functional.

Land Use Element:

Goal LU-2. Protect and reinforce Woodinville's Northwest Woodland Design Character.

Policy LU-2.1. Maintain and enhance development regulations that preserve Woodinville's wooded hillsides, open spaces, and the character of established residential neighborhoods.

Environmental Element:

Goal E-4. To promote the preservation of Woodinville's Northwest woodland character.

Policy E-4.1. Protect and conserve open space, including transition buffers between urban and rural areas.

Policy E-4.2. Preserve and protect public views of mountains and valley corridors.

Policy E-4.3. Practice land cover management with includes forest and topsoil preservation, native growth protection easements, dense vegetative zones, and preservation of tree canopy zones.

Policy E-4.4. Protect significant trees and promote tree replanting, and encourage the use of native plants.

The reference to design standards in the Code is noted. The present Community Design Element that is integrated with the Land Use Element does reference design standards, as does the reconfigured Land Use Element.

Current Community Design Example Policy: CD-3.1 Integrate new development with the existing character of the surrounding area when the existing development already conforms to these goals and policies. The architectural style of new development should take into consideration the architecture of the surrounding neighborhood in style, scale, and choice of materials.

Proposed Land Use Element Example Policy: Policy LU-2.2. Maintain and enhance site and building design provisions for commercial, public, and multifamily development that reflects the Northwest Woodland character.

8. "Riverfront Districts"

District Names: Regarding district names referenced in the comment letter, it is recommended that such a map be included in Chapter 1 Introduction.

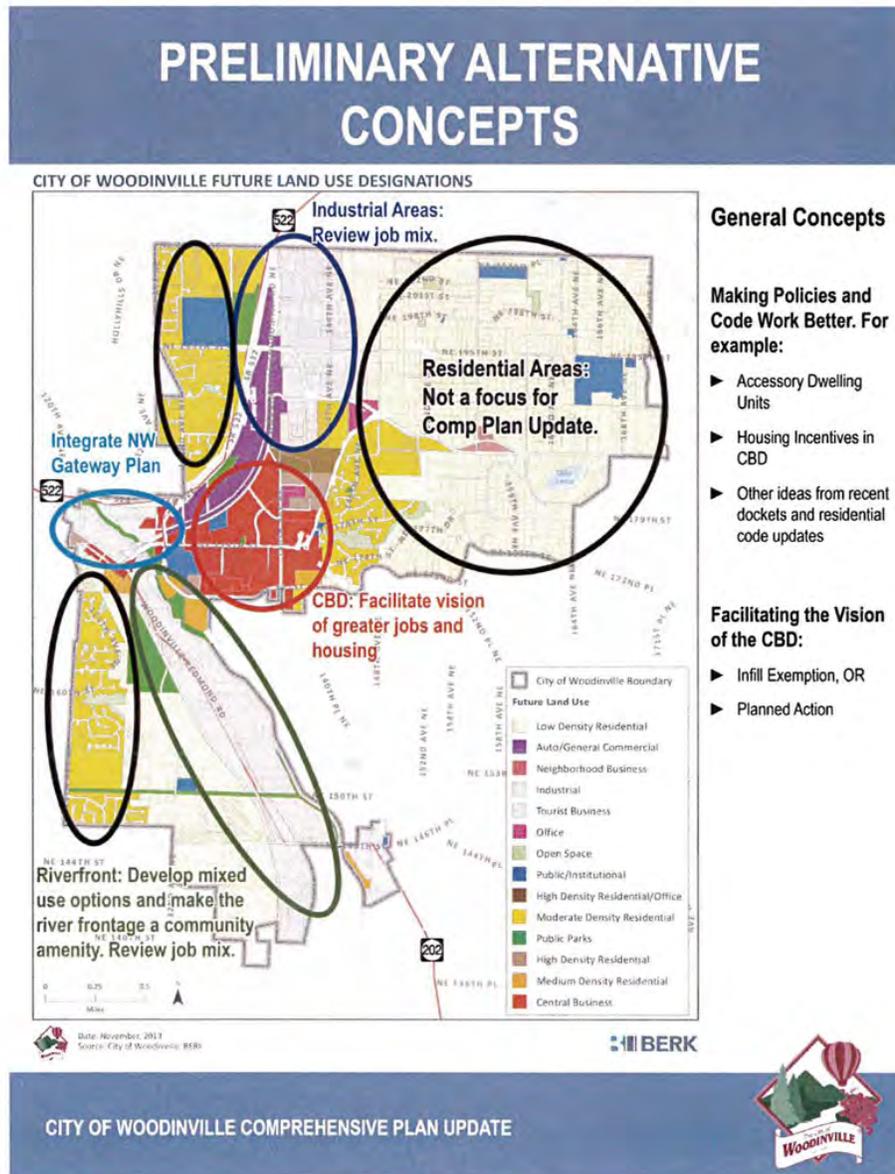
Riverfront district: The concept of the Riverfront District/Amenity Mixed Use was brought forward to the City Council and Planning Commission at:

- City Council briefings on January 14, 2014 and November 18, 2014.
 - See the early concept map on the following page that originated in these presentations. That map plus aerials, schematics and photos (now in Chapter 2 of the Land Use Element) provided some ideas for what this district could entail.
- A Planning Commission meeting February 5, 2014 as well sessions in June and July 2015.
- The November 19, 2014 public workshop.
- Subsequent City Council and Planning Commission meetings December 2014-February 2015.

The sessions in January and February 2014 were meant to gain early direction from the Council and Commission and to test the concepts developed in response to visioning efforts. The later briefings illustrated how the concepts for the Riverfront district and other land use map options were integrated into the land use alternatives tested in the Draft Environmental Impact Statement (EIS) and Fiscal Analysis.

The inclusion of the Riverfront Amenity Mixed Use designation (and allowances for mixed use in the GB district) helps the City achieve housing and employment growth estimates by 2035. See Exhibits 2-3 and 2-4 of the Draft EIS including table notes.

Figure 1. Concept for Land Use Alternatives



9. "Joint Study Area"

The intent of the study of the Joint Study Area in the Comprehensive Plan Update is to recognize the value that the Sammamish River Valley has to the City's Tourism economy and the framing of the community's Northwest Woodland Character. The boundaries are based on the joint study agreement with King County with modifications on the western side near the Tourist Business District zone based on street and access patterns. The study of this area in the Comprehensive Plan Update was the subject of a joint Planning Commission and City Council meeting, July 9, 2013. It is reflected in the Existing Conditions Report and

Comprehensive Plan study areas maps but does not propose land use designations nor UGA boundary changes.

10. "Regional Retail Overlay"

The Regional Retail Overlay started from the idea of having a mix of employment uses including retail in the northern industrial area. The City lacks job capacity for the year 2035 as described in the Existing Conditions Report and EIS. The proposal to study Regional Retail in the northern industrial area was part of the bookends of analysis in the EIS. It does not mean the original proposal needs to be accepted. A preferred alternative could alter this proposal. Due to public comments received in November 2014 about the warehouse district wineries, the current recommendation is to reduce the Regional Retail Overlay proposed in Alternative 2 to cover only the area north of 200th.

11. "Horizontal mixed use"

Horizontal mixed use is currently allowed in the CBD where street frontages do not require ground floor retail. The street frontages where retail is required is the subject of some proposed amendments as part of the Municipal Code Update.

12. Shadow platting

Shadow platting is a concept that was studied in the review of 2012 Residential Code Amendments. It is included in Alternative 3 of the Comprehensive Plan Update EIS as part of a range of policy and code options the City could consider. The Planning Commission and City Council may consider different elements of the Alternatives and are not required to retain all components of the alternatives.

13. "Innovative" and "Cottage" housing

The consideration of innovative housing types including cottage housing is based on:

- Comments received during the City's review of 2012 Residential Code Amendments. Some commenters such as the Department of Commerce suggested the City consider a greater variety of housing types including cottage housing. At that time the response was the City would consider this in the Comprehensive Plan Update.
- GMA housing goal and element requirements encourage the City to address a variety of housing types.
- The City's demographics suggest a need to accommodate smaller households: Singles living alone, married couples without children, and two person households, are a growing segment of Woodinville's population. Today, these groups account for almost two thirds of the households in Woodinville (62%).

Design considerations can be addressed in the Municipal Code Update. The zoning code related elements of the Municipal Code Update are intended to be addressed in more detail between April and December 2015 to allow more time for review.

14. High probability that other parts of the draft need further examination and revision

Comment noted. See response to comment 2 and Appendices A and B.

15. Christmas tree ornaments

See responses to specific aspects of the plan above.

Email, Kathy Heywood, February 23, 2015

16. Code is overspecific

The comment is noted. Some of the code proposals in the Municipal Code Update were intended to provide more flexibility (e.g. collapsing laundry lists of uses in favor of broader categories). The zoning code

related elements of the Municipal Code Update are intended to be addressed in more detail between April and December 2015 to allow more time for review.

17. Accessory Dwelling Units

In part to balance the City's exploration of a permanent R-1 acre lot residential zoning in east Woodinville (in place of a system that allows rezones to 4 units an acre where there are urban services), the proposed code update evaluated opportunities to improve its accessory dwelling unit provisions and its Downtown density and height incentives.

Some of the proposed changes regarding unit size, affidavit, entrance location, etc. were intended to ensure ADUs continue to promote a single family character. The balance between flexibility and specificity can be deliberated as the Commission and Council consider the municipal code update. The zoning code related elements of the Municipal Code Update are intended to be addressed in more detail between April and December 2015 to allow more time for review.

18. Plan guides growth and can be amended in the future

The comments are noted. The Plan can be amended in the future as warranted. There is an annual amendment process and more thorough reviews every eight years.

Email, Steve Yabroff, February 23, 2015

19. Need to list changes

Comment noted. See response to comment 2 and Appendices A and B.

20. Allowance for septic systems

Comment noted. The Current Plan includes Goal U-3 and policies guiding the use of septic systems, and the Proposed Plan retains these goals and under Goal CFP-6:

Goal CFP-6: Require connection to the wastewater system when development or subdivision of land occurs, only for land that has a density greater than one unit per acre, except when the City determines that the connection is not technically feasible. (same as current Goal U-3)

Policy CFP-6.1. Encourage conversion from on-site wastewater disposal systems as sewer lines become available. (same as current Policy U-3.1)

Policy CFP-6.2. Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acre and only if soil conditions are suitable and groundwater would not be negatively impacted. (same as current Policy U-3.2)

Policy CFP-6.3. If on-site waste water disposal system failures occur in low-density areas of one dwelling unit per acre, septic tank management and/or alternative methods of sewage disposal should first be considered. If these alternatives are not feasible and a sewer must be placed through low density areas of one dwelling unit per acre, sewer service should be extended to only the specific problem area that has experienced failures and may be sized to serve future areas where failure might occur. Excess capacity shall not be a reason to allow growth out of sequence with the land use plan. (same as current Policy U-3.4)

21. Support for maintaining character of residential neighborhoods

Comment noted. The Draft Land Use and Housing Elements include goals and policies regarding maintaining the character of residential neighborhoods.

MEMORANDUM

Goal LU-7. Provide for attractive, safe, diverse, and cohesive residential neighborhoods.

Policy LU-7.1. Maintain and enhance public improvement standards that emphasize safe, attractive, and compatible street design and employ low impact development techniques to the extent feasible.

Policy LU-7.2. Provide design provisions for mixed-use and multifamily districts that emphasize a pedestrian-friendly character along block frontages, ensure compatibility with the existing or envisioned character of the area, and integrate usable open space for residents.

Policy LU-7.3. Review and update infill development regulations that promote quality development that complements the existing neighborhoods.

Policy LU-7.4. Maintain and enhance provisions to preserve the wooded character of Woodinville's established residential neighborhoods.

Policy LU-7.5. Employ extensive outreach to residential neighborhoods for public improvements and land use actions that have the ability to affect the character of existing residential neighborhoods.

Policy LU-7.6. Allow clustering of residential units to preserve open space and reduce surface runoff.

Goal LU-8. Integrate a diversity of housing choices while maintaining compatibility with the established or envisioned character of the area.

Policy LU-8.1. Provide for a diversity of housing types and levels of affordability in mixed-use and multifamily districts to meet the needs of the community (including those with special needs related to age, health, or disability).

Policy LU-8.2. Allow for attached and detached accessory dwelling units in all single family residential districts provided size, design, and owner occupancy provisions are included to ensure compatibility with surrounding uses.

Policy LU-8.3. Allow for cottage housing developments in all single family residential districts provided special design provisions are included to ensure compatibility with surrounding uses.

Policy LU-8.4. Encourage a mixture of housing types integrated with large site development.

Goal H-4. To foster livable neighborhoods with a desirable quality of life, environmental sustainability, and healthy active living.

Policy H-16. Encourage preservation, maintenance, and improvements to existing residential structures. Seek and promote resources that provide financial and other assistance to citizens for maintaining or repairing health and safety features of their homes.

Policy H-17. Promote sustainable development practices and healthy housing options.

i. Support active living through residential development design standards and connected streets with nonmotorized improvements and trails.

ii. Promote housing developments exhibiting universal design principles to ensure housing is designed for all persons and abilities.

iii. Promote safe, energy efficient, and healthy housing attainable to all households.

iv. Encourage development clustering and low-impact stormwater management methods to improve environmental quality.

Policy H-18. Ensure that new development and redevelopment are compatible with existing and planned neighborhood character such as through design and landscape standards.

22. Support constructive growth without sacrificing the vision

The comment is noted. The approach in the Comprehensive Plan Update land use alternatives is to seek to meet growth targets and estimates for 2035 while at the same time focusing growth where there is greater infrastructure and services (e.g. CBD, options for GB and Riverfront Amenity) and to retain the character of established neighborhoods.

23. Comprehensive Plan and zoning should complement one another

The comment is noted. Zoning districts and regulations should be consistent with the Comprehensive Plan. The zoning code related elements of the Municipal Code Update are intended to be addressed in more detail between April and December 2015 to allow more time for review.

24. 171st Bypass

The Public Works Director is being consulted to provide a response to this comment. This will be discussed at the March 4, 2015 Planning Commission meeting.

SUGGESTED DIRECTION

We suggest the Planning Commission makes its recommendations and directs Staff to prepare ordinances that address:

- Selecting a preferred Land Use Alternative, including desired amendments
- Recommendations on Draft Comprehensive Plan Elements, including amendments
- Recommendations on the Critical Areas Gap Analysis, including direction on changes to be addressed in code amendments
- Recommendations on the Planned Action Ordinance for the CBD including integration of Draft EIS mitigation measures

See the draft Power Point for March 4, 2015 regarding the potential recommendations (updated from February 18, 2015). This is provided in Appendix D.

APPENDICES

Appendix A – Comments from Chamber of Commerce, Councilmember Boundy-Sanders, and Planning Commissioners Heywood and Yarbroff

Appendix B – Woodinville Comprehensive Plan Elements Goals and Policies Comparison, February 26, 2015

Appendix C – Draft Comprehensive Plan Audit and Evaluation, September 2013

Appendix D – Power Point regarding Plan and Related Recommendations, February 18, 2015

From: Dave Kuhl <davek@ci.woodinville.wa.us>
Sent: Monday, February 09, 2015 7:50 AM
To: Lisa Grueter; Bob Bengford
Subject: FW: Emailing: 1_Comprehensive%20Plan_%20112014

Here are some thoughts from the Woodinville Chamber...

From: director@woodinvillechamber.org [mailto:director@woodinvillechamber.org]
Sent: Sunday, February 08, 2015 5:43 PM
To: Dave Kuhl
Cc: laurie@wordsmithdiva.com; kimberly@woodinvillechamber.org
Subject: Re: Emailing: 1_Comprehensive%20Plan_%20112014

Thanks Dave,

There's a lot to absorb here, but one thing stands out right away. The City has adopted new names for the districts of Woodinville, but they are not incorporated into the report.

Hollywood District is the old Tourist / Tourist Business District
West Valley is the old South Industrial District and what is referred to in the plan as Amenity Mixed Use and Riverfront District
Warehouse District is the old North Industrial District

These terms should be updated in the report for clarity and to synch with the rest of our messaging.

We'll have some input regarding transportation, but will need to organize our thoughts before responding.

Thanks,
Dave

--- davek@ci.woodinville.wa.us wrote:

From: Dave Kuhl <davek@ci.woodinville.wa.us>
To: "director@woodinvillechamber.org" <director@woodinvillechamber.org>
Subject: Emailing: 1_Comprehensive%20Plan_%20112014
Date: Fri, 6 Feb 2015 00:19:51 +0000
Dave,

The transportation element is found in chapter 6.0. Take a look and let me know of questions you may have so we can address them. Thanks

To: Woodinville Planning Commission
Date: 17 February 2015
From: Susan Boundy-Sanders
Re: 2015 Comprehensive Plan Revisions

Planning Commissioners:

This document provides information that I hope will be of use during your consideration of Comprehensive Plan amendments.

It lists some observations from a very time-constrained examination of the draft Comprehensive Plan.

If there are commissioners who are inclined to undertake a detailed review of the draft Comprehensive Plan, I encourage the Planning Commission to postpone making final recommendations on the draft to give commissioners time for a review.

To be clear, this should be taken only as my personal attempt to identify issues that may merit more detailed consideration by the Planning Commission.

Kind regards,

Susan

Susan Boundy-Sanders

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Extensive revision without legislative markup or a change list

A brief comparison shows that the changes between the previous Comprehensive Plan and the new draft are substantial in both form and content. And they appear to cover every scale of magnitude, from implying planning rights over large tracts of unincorporated land to introducing ambiguous new terms.

Without legislative markup or a thorough inventory of changes, and with an all-volunteer Planning Commission and part-time City Council, the draft Comprehensive Plan asks us to take a leap of faith.

The changes may end up being acceptable, but that conclusion could only reasonably be reached after thorough and thoughtful comparison.

Recreational immunity and liability for natural conditions

Staff has mentioned that recreational facilities are protected by "recreational immunity." RCW 4.24.210 grants this immunity. It is found here: <http://apps.leg.wa.gov/rcw/default.aspx?cite=4.24.210>

Condensed to remove the extra words, the portion that is most applicable to Woodinville reads,

(1) ". . . Public . . . landowners, . . . in lawful possession and control of any lands whether designated resource, rural, or urban, or water areas or channels and lands adjacent to such areas or channels, who allow members of the public to use them for the purposes of outdoor recreation, which term includes, but is not limited to, . . . , picnicking, swimming, hiking, bicycling, skateboarding or other nonmotorized wheel-based activities, . . . , rock climbing, the riding of horses or other animals, . . . , boating, kayaking, canoeing, rafting, nature study, winter or water sports, viewing or enjoying historical, archaeological, scenic, or scientific sites, without charging a fee of any kind therefor, shall not be liable for unintentional injuries to such users . . .

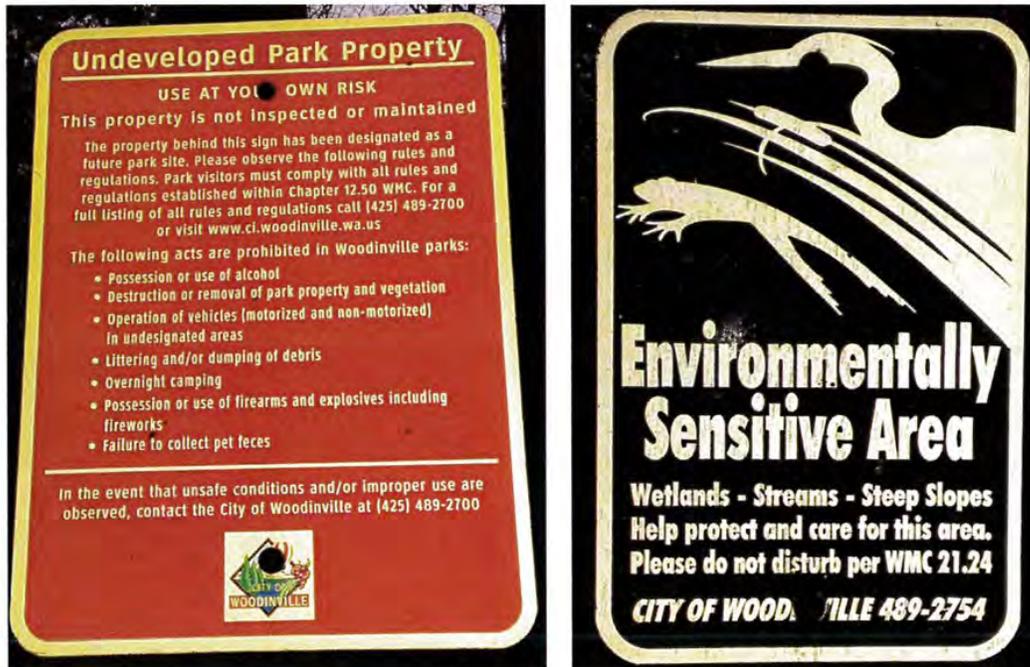
(4)(a) Nothing in this section shall prevent the liability of a landowner or others in lawful possession and control for injuries sustained to users by reason of a known dangerous artificial latent condition for which warning signs have not been conspicuously posted." (underlines added)

A plain reading of the RCW (which is the standard courts apply) is that if land is designated for recreational purposes, the landowner is not liable for unintentional injuries to users. The exemption to this general rule is "a known dangerous artificial latent condition for which warning signs have not been conspicuously posted." In this case, the owner can apparently eliminate liability by "conspicuously posting" warning signs.

Interpreting the plain English, it appears that critical areas incur less liability as recreational land than any other designated use. As our consultants have told us, they also pose less risk if left alone than if

badly developed . . . and Woodinville's best bet for avoiding bad development is to have the ownership control that allows the city a high degree of control of the development.

Specifically, ownership proposals for environmentally constrained land might resemble land the city owns in the Wedge, where the following signs are posted along NE 190th Street:



Definition of "open space" or a new recreational category

I encourage Woodinville to either:

- Craft a definition of open space that includes environmentally constrained lands, classifies them as recreational, and leaves them forested; or
- Create a new land use category that would fall within recreational uses, and that would allow the city to protect critical areas and avoid damage to persons and property.

Criteria for landslide hazard areas

As documented on page BAS 95 of the Berk report (Exhibit 2 in the binders), the state criteria for landslide hazard areas include "9) Any area with a slope of forty percent or steeper . . ."

In the Woodinville code, steep slopes are protected as a separate category from landslide hazard areas. For the sake of consistency with the state code, I encourage the City to add 40% slopes as an explicit criterion for landslide hazard areas (knowing that this is a zoning code, not Comprehensive Plan, issue).

I can't speak to whether steep slopes should, in addition, be removed from their current, separate category; I don't know the history of why they were separated from other landslide hazard criteria in the past.

Prioritizing land use goals

In the current (2009) Comprehensive plan, Woodinville's land use goals are listed in this order (goals are paraphrased for brevity):

2009	2015 draft	Goal
1	2	Guide growth to maintain or improve quality of life and preserve Northwest woodland character
2	3	Encourage less reliance on single occupant vehicles
3	~7, 8	Attain a wide range of residential patterns, densities, and site designs
4	9	Encourage a variety of commercial services and employment opportunities
5	absent	Provide a process for siting essential public facilities
6	4	Plan and develop a pedestrian-oriented multimodal transportation system approach to the downtown
7	absent	Encourage and achieve a mixed-use downtown
8	~9	Balance commercial and residential needs in the Mixed-Use Overlay
9	~6	Maintain the downtown as the center for commercial, civic, cultural, and recreational activities
10	policy in 9	Provide an active and diverse industrial area that promotes economic growth
11	policies in 1	Annex additional areas that are appropriate for the welfare of both the City and the annexed area
absent	1	Provide land areas and densities for housing, employment, and public facilities
absent	5	Maintain and enhance robust environmental stewardship
absent	6	Inviting and distinctive public spaces, especially downtown and multi-family districts

On closer consideration, these significant revisions may turn out to be acceptable. However, without legislative markup, the scope of the change is not readily apparent. It seems likely that this degree of change is present throughout the draft and should be examined carefully.

"Northwest woodland character" as a citywide aesthetic vs. an architectural style

In the current Comprehensive Plan, the term "Northwest woodland character" is used to express a citywide aesthetic, and refers to such large-scale features as the wooded hillsides of the Sammamish Valley.

In contrast, in the Woodinville Municipal Code, "Northwest woodland character" is used to describe both a citywide aesthetic, and a collection of design standards for commercial exteriors in Woodinville. For example, see pages 1-2, 2-16, and 2-19 of the draft Comprehensive Plan.

In the recent *Phoenix v. Woodinville* case, the Washington Supreme Court supported Woodinville in its claim that it was allowed to preserve the Northwest woodland character it described in its Comprehensive Plan.

If Woodinville mixes the citywide aesthetic with the architectural style, as the draft Comprehensive Plan does, we imperil our ability to defend the large-scale aesthetic. A developer can make the claim that by adhering only to the architectural style, they remain consistent with the Comprehensive Plan.

I would urge that "Northwest woodland character" continue to be used as it currently is in the Comprehensive Plan—as a citywide aesthetic. This is a usage that both has statewide legal implications and is of long standing in Woodinville's Comprehensive Plan. I encourage Woodinville to find another phrase to describe our commercial architectural style standards.

"Riverfront Districts"

The draft Comprehensive Plan headlines "Riverfront Districts," beginning with the Woodinville Vision Statement and Ten Guiding Principles:

http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/CompPlan%20Update%202015/General%20Description%20Main%20Page/Nov%202019,%202014/1_Comprehensive%20Plan_%20112014.pdf?op=view&id=69335358&crd=cityofwoodinville

Elsewhere in the draft, the riverfront is described as a "major amenity," and includes a proposal of a "Riverfront Amenity Overlay."

Unfortunately, this idea has never been discussed by the City Council, and would be constrained by state, county, city, and tribal environmental regulations and salmon recovery requirements.

The formal districts names adopted by the City Council on 15 July 2014 are Hollywood District, West Valley District, and Warehouse District.

Use of the river is a valid question, but should not be presented as a foregone conclusion. If it is ultimately included as a Comprehensive Plan goal, it should always include a statement of Woodinville's commitment to environmental protection and salmon recovery.

"Joint Study Area"

In its 2012 Comprehensive Plan update, the King County Council proposed, and Woodinville agreed to, a "joint study" to discuss ways to benefit agriculture and the wine industry in the Sammamish Valley. However, the proposed Woodinville Comprehensive Plan update contains numerous text references and maps that erroneously show a "Joint Study Area," or "Special Study Area" or an incorrect Urban Growth Boundary, around agricultural lands that are in fact outside the UGB and have not been designated as subjects of "joint study." In fact, there were no maps, only industry-related policy considerations, in the joint study agreement. The joint study will be about two industries, not land.

Draft of the joint study agreement as sent to Woodinville from King County:
http://woodinville.granicus.com/MetaViewer.php?view_id=6&clip_id=713&meta_id=69806

Amendments to the draft by the Woodinville City Council:
http://woodinville.granicus.com/MinutesViewer.php?view_id=6&clip_id=713

News coverage of the joint study as passed by the County Council:
<http://patch.com/washington/woodinville/king-county-council-approves-annexation-related-jointaa9a6c8a7b>

In fact, by formal resolution, the City of Woodinville does not support amending the Urban Growth Boundary: <http://www.ci.woodinville.wa.us/Documents/CityHall/Resolutions/Resolution%20447.pdf>

Overall, it seems questionable whether the joint study deserves mention in the Woodinville Comprehensive Plan. There are no commitments as to the magnitude of the study; it may be as little as a single meeting with a county staff member.

"Regional Retail Overlay"

The Council directed staff to explore a "North Industrial Land Use Plan." In the March 4, 2014 meeting at which this topic was added to the Work Plan, staff described this as a proposal to expand permitted uses in the industrial parcels facing NE Woodinville Way and NE 195th Street. Specifically, the example given was that the auto repair shop at 195th and 144th could repair vehicles, but not sell tires.

Agenda item here: http://woodinville.granicus.com/MediaPlayer.php?view_id=6&clip_id=871, time stamp 2:35:35-2:42:35

In other conversations, the Council has expressed a willingness to consider allowing wineries to server food.

In the draft Comprehensive Plan, this has evolved into a "Regional Retail Overlay" allowing large format chain stores in the entire North Industrial District.

"Horizontal mixed use"

To my knowledge, the concept of "horizontal mixed use" (page 3-7 of the draft) has had only a single proponent in Woodinville's history. It does not have the imprimatur of the City Council. And as the single proponent describes it, the goal was explicitly a one-story regional mall, not the more intensive uses that the Growth Management Act encourages.

Shadow platting

Simply defined, shadow platting requires a property owner to build in a corner of his or her property, in anticipation of future upzoning. It constrains an owner's ability to design a home and landscaping.

Shadow platting is proposed on page 2-25 of Exhibit 3.

In numerous discussions with citizens, including as a member of the Sustainable Development Study Citizens Advisory Panel, I can say with certainty that citizens understand, and strongly oppose, shadow platting.

"Innovative" and "Cottage" housing

"Innovative" and "cottage" housing, in practice, have a high probability of being housing that doesn't fit the aesthetic of the surrounding neighborhood. The most common layouts build an attractive front facing toward the new development, and locate parking lots and Dumpsters near the edges of the development. Their designs often subject the existing neighbors to an unattractive view and excessive runoff.

High probability that other parts of the draft need further examination and revision

This is a list of matters that need closer attention just based on cursory examination. Without time to fully examine the draft, I simply propose that the Planning Commission review and reconsider every section of the draft.

More than anything, I make this broad statement to alert the Planning Commission, and to preserve for the Commission and Council the prerogative to more completely scrutinize and modify all parts of the draft Comprehensive Plan.

Christmas tree ornaments

The draft Comprehensive Plan contains a number of measures that the other Washington has dubbed "Christmas tree ornaments" – measures that have been requested by special interests, and added to legislation regardless of their popular support or their effect on the community.

Ornaments I've noted so far include development of the Sammamish riverfront, the "Joint Study Area," the "Regional Retail Overlay," and "horizontal mixed use."

Given the difficulty the City Council has had in achieving goals that actually have public support and benefit the community, the ease with which special interests seem to have had their requests added to the draft is troubling.

These Christmas tree ornaments are examples of why I am uncomfortable with the lack of legislative markup or a change inventory.

From: Sandy Guinn <SandyG@ci.woodinville.wa.us>
Sent: Monday, February 23, 2015 5:03 PM
To: Lisa Grueter
Cc: Dave Kuhl
Subject: FW: COMP PLAN ISSUES

Hi Lisa,

Please confirm receipt.

Thank you!
Sandy

From: Kathy Heywood [mailto:deskworks@comcast.net]
Sent: Monday, February 23, 2015 1:44 PM
To: Dave Kuhl
Cc: Sandy Guinn
Subject: COMP PLAN ISSUES

Hi Dave/Sandy

Thank you both for your help in coordinating our thoughts on the Comp Plan. The whole thing has been an interesting process, one which at times has seemed overwhelming, and at other times a bit tedious. I know every part is important, and I also know everyone who views it will have differing ideas and issues.

While I may not agree wholeheartedly on all the decisions, I really don't have a problem worth "fighting for" with most of it. I did want to make comments in an area where we really haven't spent that much time, and that is in the code amendments. I have some general comments, and some specific issues:

1. In general, I find that the code seems a bit "over-specific" (from its last iteration) such as in the Ordinance 602 issues we discussed. This appears to be a trend, and one I find a bit troubling. I know people will differ in their opinions, but for me, the less specific we are, and the more flexible to include what residents and builders desire to do (as long as it meets all our other requirements), the better off we are. There are obviously areas where we feel strongly as a city and will obviously wish to be very specific in the applicable codes. However, nit-picking and over-specification I think only leads to problems, more staff time, and headaches for those trying to meet impossible codes. This was very effectively demonstrated in the public hearing of the 602 ordinance changes. I would love to see us "back off" wherever we can and use general terms when specificity is not required, allowing for more flexibility and entrusting the Planning Director to make more individual decisions on a case-by-case basis. I realize that nothing may be done about this, but I wanted to express my concerns nonetheless.

2. One code in particular is a concern to me, and that is the proposed changes to 21.14.xxx Accessory Dwelling Units - Design Standards. I know the City has experienced some problems in that regard, but two areas of potential change are concerning.

- a. One is the reduction of square footage from 50% of total of primary residence to 50% -not to exceed 1,000 square feet. While I understand the general reasoning behind this, I am one of those "less government is better" people, and would hate to deny people effective use of their own land, especially when it does not pertain to public safety. When such safety is an issue, obviously we have to be specific and "hold the line." I would like to see that maximum raised from 1,000 to 1200 or 1500 square feet. I don't think that would create any big problems, especially if the other requirements are met. ADU's are an effective way to encourage

population growth, and allowing a little more square footage would be desirable, without compromising anything, really. It allows the home owner a little more flexibility and potentially more income. This is especially true if we wish to maintain the R-1 areas as they are. ADUs have to meet many other requirements, especially Health Department requirements which effectively limit their occupation potential.

b. The other is the very intimidating clause marked (2) Standards (e) which includes the language "The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County...." and it goes on from there. It is essentially a threat that the ADU could be REMOVED. Removed? Really? The city is going to require that a perfectly good building is "removed" if ALL the requirements aren't met? This seems a bit over the top. Are we trying to instill the "fear of government" into these potential builders? Nothing the City does will ever guarantee total compliance, but a threat to tear down a perfectly good structure seems just a bit extreme, and the need for a recorded document with the county is reminiscent of children swearing oaths with pricked fingers. It just seems wrong to me.

c. The part about making sure the primary entrance to the ADU "shall be located in such a manner as to be clearly secondary to the main entrance of the principal unit...." [para. (f)] may or may not work in the City's best interest, or in the interest of the neighborhood where the ADU will be located. R-1 "neighborhoods" are scattered about, not really creating that "neighborhood feeling." It would seem, at least to me, that if the ADU is to be located in an R-1 area, that the homeowner have the option of making the unit feel like a part of the neighborhood, not tucked out of sight (unless other neighbors wish that). I know two such ADU's where that is the case. They have been situated so as to make them feel PART of the entire neighborhood, equal contributors, not "bastard stepchildren" so to speak. I think there should be some flexibility here, and perhaps this worded so that there is some choice to be made by the Planning Director in this regard. Yes, there may be instances where this is the best for the public and the neighborhood, but there also may be other instances where it is not. These are the kind of non-specific language instances I am referring to earlier. We need to allow for more flexibility, not tighter controls. Yes, someone needs to make a decision in the best interest of the City, and we have already designated that person as the Planning Director. We have placed our faith in him, or he wouldn't be working for the City. We just need to make sure that flexibility is built in, and the PD's decision is the final word.

(I don't have any issue with the other elements of this code, especially those related to attached ADUs. Those are obviously needed.)

These are my biggest "issues." As far as the rest of the Comp Plan, this has been a very interesting and enlightening process, but I admit one that I am ready to leave behind in order to move forward. Yes, there may be problems and issues, but we always have the opportunity to make changes in the future. It's not intended to be perfect, or to spell out every single do and don't. It is a document to guide growth, and so far I think it does that well. My biggest concerns are in the area of overly specific codes, which are what drive the daily work of the City, and perhaps overly tax the City staff and others. So, at this point, that is all I wish to contribute! Thanks for the opportunity to do so.

K

From: Sandy Guinn <SandyG@ci.woodinville.wa.us>
Sent: Monday, February 23, 2015 12:45 PM
To: Lisa Grueter
Subject: FW: 2015 Comp Plan
Attachments: 2015 Comp Plan Musings.docx

Hi Lisa – Please confirm receipt.

From: Steve Yabroff [mailto:smy850@gmail.com]
Sent: Monday, February 23, 2015 11:47 AM
To: Dave Kuhl
Cc: Sandy Guinn
Subject: RE: 2015 Comp Plan

Dave,

Here are my concerns about the Comp Plan. I suspect it is mostly that this is new territory for us, and it is critical that we get it right. When we see drafts of Ordinances, we generally see the old and the new language so we can contemplate the proposed changes. There are so many moving parts here that I am concerned we might miss something important.

Thanks for your helping us get this right!

Let me know what/how I can be of help.

Thanks.

Steve

From: Dave Kuhl [mailto:davek@ci.woodinville.wa.us]
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com

PROJECT NAME
DOCUMENT TITLE

Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Exhibit 40
Page 23 of 122

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP
Development Services Director
17301 133rd Avenue NE
Woodinville WA 98072
425-877-2271
davek@ci.woodinville.wa.us

Steve's 2015 Comp Plan Musings

I believe that the Comp Plan Update is one of the most important issues the PC will deal with. So it is extremely important that we get it right.

I want to make sure that we haven't missed any significant details or changes that might come to back to bite the City.

- So, what are the significant changes that are embodied in the re-write and re-structuring we've seen? As it is, I can't determine what all the changes are that are being proposed and then evaluate them. Can we see a list of changes, i.e. old versus new language?

We want to support City's growth on the one hand, but we don't want that growth to be detrimental to Woodinville.

I want to see the integrity of the neighborhoods protected—all of them.

- The City should specifically support the right of those currently on septic systems to continue with them so long as the systems continue to be viable and working properly.
- I want our Comp Plan to continue to support the on-going character of all the residential neighborhoods, i.e., as pressure for increased housing continues, zoning changes should reflect the desires of the neighborhood residents, not a developer who wishes to radically change that neighborhood.

I want to see our business residents supported so they can really thrive, but also support the constructive growth the Comp Plan envisions.

- **This means zoning that supports the above goal without sacrificing the vision of the City.**
- The Comp Plan and zoning should complement each other

I have an underlying concern about the concept of 171st bypass going to one lane each way and no provision for a bus pulling out, as well as it just seems counterintuitive to make the current four lanes two lanes when it is reasonable to expect more traffic along with population growth.

Appendix B. Woodinville Comprehensive Plan Elements Goals and Policies Comparison

INTRODUCTION

The Woodinville Comprehensive Plan Update is intended to meet State and regional planning requirements, advance the Community’s long-term vision, respond to trends and meet the City’s changing needs and aspirations, and to be streamlined and more readable. All Current Comprehensive Plan (2009) elements were screened for compliance (see Appendix C) with State and regional requirements, and were updated with concise inventories drawn from the Revised Draft Existing Conditions Report, November 2014.

The purpose of this Appendix B is to provide a comparison of existing and proposed goals and policies in response to comments requesting a change list or comparison of the current and proposed plan. Each element is addressed with notes and referenced policies that correspond. Policy concepts are largely retained from the Current Comprehensive Plan as seen below. In the effort to streamline some of the policy concepts were merged or combined or broadened.

As a result of the review, there are a few suggested additions, shaded in gray that would make more direct reference to concepts in the Current Plan and we recommend their addition. The additions cover compatibility of land uses of adjacent jurisdictions, essential public facilities, gateway identification, protection of archaeological resources, emergency preparedness, water conservation, and wildlife corridors. Though there are broader goals and policies that may cover these topics more or less, we believe it would strengthen the plan to incorporate these current policies.

ELEMENT REVIEW

LAND USE ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL LU 1.0 To guide the City's population growth in a manner that maintains or improves Woodinville's quality of life, environmental attributes, and Northwest woodland character.	See the following: <ul style="list-style-type: none"> • Growth and environment: Goal LU-1 and Policy LU-1.1. • Northwest woodland character: Goal LU-2 and associated policies. • Quality of life: Goal LU-3 and associated policies. • Environmental stewardship: Goal LU-5 and related policies.
LU 1.1 Preserve the character of existing neighborhoods in Woodinville while accommodating the state’s 20-year growth forecasts for Woodinville.	See Policies LU-1.2, LU-2.1, and LU-7.4 as well as Policy H-3.
LU 1.2 Encourage future development in areas: 1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available	See Policy LU-1.1.

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and</p> <p>2. Where adverse environmental impacts can be minimized; and where such development will enhance the area's appearance or vitality.</p>	
<p>LU 1.3 Phase development and supporting municipal services together in an organized, cost-effective manner.</p>	<p>See Policy LU-1.1 and Policy LU-1.4.</p>
<p>LU 1.4 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries.</p>	<p>See Policy LU-1.6 regarding general coordination across a number of topics for eastside communities. <i>Consider adding a policy under Goal LU-1 for more direct policy: <u>Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries.</u></i></p>
<p>GOAL LU-2: To establish land use patterns, densities, and site designs that encourage less reliance on single-occupant vehicle travel.</p>	<p>See Goal LU-3 and related policies and Goal LU-4 and related policies addressing healthy living, connectivity, and multiple modes of travel.</p>
<p>LU-2.1 Provide a compatible mix of residential and commercial land uses downtown to:</p> <ol style="list-style-type: none"> 1. Make it possible for people to safely walk or bicycle to work and shopping, 2. Reduce reliance on automobiles and reduce commuting time and distance, 3. Make area transit service more viable, and 4. Provide greater convenience for residents. 	<p>See Policy LU-9.1 and Policy LU-4.1.</p>
<p>LU 2.2 Connect residential, open space, and recreation areas by an appropriately planned network of streets, walkways, bicycle paths, and utility corridors.</p>	<p>See Goal LU-4 and associated policies as well as Policy LU-3.2.</p>
<p>LU 2.3 Encourage the most intensive residential and employment land uses along major transportation routes to support transit service.</p>	<p>See Policy LU-1.1, Goal LU-3 and Goal LU-4, Policy LU-4.3, and Policy LU-4.4. See also Goal T-5 and related policies in the Transportation Element.</p>
<p>LU 2.4 Encourage development of a transit system and facilities that link the Town Center Neighborhood and the Tourist District.</p>	<p>See Goal LU-4 and Policies LU-4.5 and LU-4.6.</p>
<p>GOAL LU-3 To attain a wide range of residential patterns, densities, and site designs consistent with Woodinville's identified needs and preferences.</p>	<p>See Goal LU-8 and associated policies.</p>
<p>LU 3.1 Encourage development that complements the existing residential development patterns in Woodinville's neighborhoods.</p>	<p>See Goal LU-7 and Policies LU-7.3 and LU-7.4.</p>

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>LU 3.2 Preserve the existing natural environment of Woodinville's neighborhoods.</p>	<p>See Policies LU-2.1, LU-7.4 and Goal LU-5 and related policies.</p>
<p>LU 3.3 Maintain each residential area as a safe, pleasant, and enjoyable place to live.</p>	<p>See Goal LU-7 and related policies.</p>
<p>LU 3.4 Provide controls to minimize encroachment by incompatible land uses within and between zoning districts.</p>	<p>See Policies LU-7.2, LU-7.3, and LU-7.5</p>
<p>LU 3.5 Allow lot clustering where applicable when residential development abuts sensitive areas or rural resource lands to provide open space buffers and to reduce potential land use conflicts.</p>	<p>See Policy LU-7.6.</p>
<p>LU 3.6 Encourage moderate (5-8 d.u.) and medium (9-18 d.u.) density housing throughout the community where sufficient public facilities and services are available, where the land is capable of supporting such uses, and where compatible with adjacent land uses.</p>	<p>See Goal LU-8 and associated policies.</p>
<p>LU 3.7 Permit a range of densities to encourage a variety of housing types that meet the housing needs of residents with a range of incomes.</p>	<p>See Goal LU-8 and associated policies.</p>
<p>LU 3.8 Allow for an appropriate level of flexibility in the development regulations, while balancing community goals and the need for predictability in decision making.</p>	<p>See Policy LU-1.3.</p>
<p>LU 3.9 Where appropriate, allow larger parcels with moderate density land use designations to develop with a mix of housing types, including single family, townhouse, apartment, and senior-assisted residences.</p>	<p>See Goal LU-8 and associated policies (e.g. Policy LU-8.4).</p>
<p>GOAL LU-4: To establish land use patterns that encourage a variety of commercial services and employment opportunities.</p>	<p>See Goal LU-9.</p>
<p>LU-4.1 Create a vibrant compact downtown Woodinville that is an inviting place to work, shop, live, and socialize.</p>	<p>See Policy LU-9.1.</p>
<p>LU-4.2 Encourage mixed-use development that balances residential and business uses within commercial areas.</p>	<p>See Goal LU-9 and Policies LU 9.1-9.3 for related existing/planned mixed-use areas within the City.</p>
<p>LU-4.3 Allow for appropriate development in the Tourist District that attracts tourists and still allows for uses in the underlying zoning.</p>	<p>See Policy LU-9.3.</p>

LAND USE ELEMENT	
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<p>LU-4.4 Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the King County County-Wide Planning Policies.</p>	<p>See Policy LU-1.2.</p>
<p>LU-4.5 Limit expansion of neighborhood commercial centers to the size designated on the Future Land Use Map.</p>	<p>See Policies LU-7.5 and LU-9.5.</p>
<p>LU-4.6 Ensure that development in neighborhood commercial centers is compatible with surrounding residential neighborhoods.</p>	<p>See Policy LU-9.5.</p>
<p>LU-4.7 Establish special development conditions to ensure compatibility with existing uses in neighborhood commercial centers and the surrounding neighborhoods.</p>	<p>See above.</p>
<p>LU-4.8 Accommodate a wide variety of industrial land uses consistent with responsible environmental practices.</p>	<p>See Policy LU-9.4.</p>
<p>GOAL LU-5: To provide a process for siting essential public facilities.</p>	<p>Now under Capital Facilities Chapter: Policy CFP-1.2. Coordinate planning for water utilities, sewer utilities, regional wastewater treatment facilities and other essential public facilities with those special-purpose districts for which the City collects fees, and prepare a Capital Facilities Plan that includes: <i>(also see sub-policies A-E under this policy)</i></p> <p>The City addresses Essential Public Facilities under Chapter 21.25 of the Woodinville Municipal Code.</p> <p><i>For greater compatibility with the Growth Management Act and Current Comprehensive Plan Policies, consider adding a policy under Goal CFP-1 as follows drawn from policies under Current Goal LU-5:</i></p> <p><u>Maintain a process to regulate the siting of essential public facilities pursuant to RCW 36.70A.200.</u></p> <ul style="list-style-type: none"> • <u>Define Essential Public Facilities, consistent with the Growth Management Act.</u> • <u>Coordinate with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional processes to develop coordinated approaches to siting of essential public facilities and to address impacts.</u> • <u>Condition proposals to be consistent with the</u>

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
	<p><u>City's Vision Statement, Comprehensive Plan, Functional Plans, and development regulations.</u></p> <ul style="list-style-type: none"> • <u>Promote the execution of interlocal agreements regarding the siting, operation and/or expansion of such facilities within the Woodinville community. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the City created by the proposed facility.</u> • <u>To the extent legally permissible, it is the policy of the City of Woodinville that no essential public facility be located within a residential zoning district unless no reasonable alternative sites in other zoning districts are or practicably can be made available.</u> • <u>The City's regulations for essential public facilities shall provide a public process that includes, at a minimum, noticing as required by WMC Title 17 and provides for at least one public hearing to be heard by the City's Hearing Examiner.</u>
<p>LU-5.1 Define Essential Public Facilities, consistent with the Growth Management Act, as "those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, secured community transition facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes."</p>	<p>See above.</p>
<p>LU-5.2 Coordinate with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by the Snohomish County Tomorrow Steering Committee. Participate as early and as fully as practicable in any hearings, meetings and other decisional processes with respect to the proposed siting of any state or regional essential public facility within the City's jurisdiction. Such participation may include, but is not limited to:</p> <ol style="list-style-type: none"> 1. Holding informational meetings independent of the 	<p>See above.</p>

LAND USE ELEMENT	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p> <p>formal siting process in order to obtain local citizen input regarding the proposal,</p> <p>2. Testifying at relevant state and regional hearings, and</p> <p>3. Submitting into the administrative record for any such hearing documentation regarding the probable economic, environmental, traffic, visual and other impacts of the proposed facility upon the Woodinville community.</p>	<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>LU-5.3 Use the following Siting Process to site essential public facilities.</p> <p>1. The City shall adopt and periodically update a list of existing and potential essential public facilities (at a minimum, that provided by Washington State Office of Financial Management). In formulating and updating said list, the City shall consider and draw upon the following sources:</p> <p>a. The list maintained by the Office of Financial Management of essential state public facilities that are required or likely to be constructed within the following six years;</p> <p>b. Any list maintained by King County regarding essential public facilities of a county-wide or regional nature, including facilities made part of or pursuant to the planning policies adopted by King County in consultation with the City of Woodinville; and</p> <p>c. Any list of local essential public facilities adopted by the City of Woodinville, irrespective of the funding source therefore.</p> <p>2. Essential public facilities shall be classified as "state", "regional" or "local" facilities, with substantive and procedural standards for each classification provided in the Woodinville Municipal Code.</p> <p>3. The policy guidelines herein are intended to ensure the City's compliance with applicable GMA mandates while simultaneously protecting the local public interest to the maximum permissible extent. Nothing herein shall be interpreted to allow preclusion of essential public facilities in contravention of RCW 36.70A.200.</p> <p>4. To the extent permissible under RCW 36.70A.200 and any controlling precedent established by Washington courts or the Central Puget Sound Growth Management Hearings Board, the City's siting process</p>	<p>See above.</p>

LAND USE ELEMENT	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p> <p>for essential public facilities shall take into account the following considerations:</p> <ul style="list-style-type: none"> a. The extent to which the proposed facility will exacerbate the community, traffic, environmental, financial and other impacts of any other existing or proposed essential public facilities located in close proximity; b. The proposed facility's consistency and compatibility with the City's Vision Statement, Comprehensive Plan, and development regulations; c. The project site's compliance with the proposed facility's minimum physical site requirements, including any reasonably projected facility expansion needs; d. The facility's compatibility with surrounding land uses; e. The extent to which mitigation measures would substantially avoid, reduce, or compensate for any adverse environmental impacts of the facility; f. The extent to which necessary transportation infrastructure is or will be made available to ensure safe transportation access and transportation concurrency; g. The extent to which necessary infrastructure is or will be made available to ensure appropriate access by public safety responders; h. The extent to which the proposed facility will unreasonably increase noise levels in residential areas, particularly at night; i. The extent to which visual screening would mitigate the visual impacts of the proposed facility from streets and adjacent properties; and j. The financial capacity of the project sponsor to comply with any bonding or other security requirements of the City's land use regulations. <p>The above list is nonexclusive.</p> <p>5. In addition to the considerations enumerated in LU-5.3(4), the siting process for local essential public facilities shall take into account the following considerations:</p> <ul style="list-style-type: none"> a. The public need for the facility; b. The extent to which the proposed facility site will reasonably serve the project sponsor's overall service population; 	<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>

LAND USE ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
<p>c. The extent to which the project sponsor has reasonably investigated alternative sites;</p> <p>d. The project’s consistency with the sponsor’s own long- range plans for facilities and operations, as well as the plans of those jurisdictions and agencies that may also be participating in a facilities plan;</p> <p>e. The extent to which the project sponsor’s public participation plan has allowed for public participation in the siting decision and with respect to appropriate mitigation measures; and</p> <p>f. The extent to which the project would result in a disproportionate burden of essential public facilities upon a particular geographic area of the City.</p> <p>6. The proposed siting and/or expansion of essential public facilities shall be subject to the City’s special use permit process. Applications for siting essential public facilities shall be submitted to the Department of Development Services.</p> <p>To the extent legally permissible, it is the policy of the City of Woodinville that no essential public facility be located within a residential zoning district unless no reasonable alternative sites in other zoning districts are or practicably can be made available.</p> <p>The City’s regulations for essential public facilities shall provide a public process that includes, at a minimum, noticing as required by WMC Title 17 and provides for at least one public hearing to be heard by the City’s Hearing Examiner.</p>	
<p>LU-5.4 Coordinate with adjacent jurisdictions in the siting of essential public facilities along common boundaries.</p>	<p>See above.</p>
<p>LU-5.5 Where appropriate in the City Council’s discretion, cooperate with sponsors of proposed regional and state essential public facilities through the execution of interlocal agreements regarding the siting, operation and/or expansion of such facilities within the Woodinville community. Such agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor’s voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the City created by the proposed facility.</p>	<p>See above.</p>

LAND USE ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
LU-5.6 To the extent consistent with the other policies of Goal LU-5, encourage exceptional, high-quality design standards and the installation, use and operation of state-of-the-art technology with respect to any essential public facilities sited in the Woodinville community. Examples of such design standards and technology may include, but are not limited to, (a) architectural methods that minimize the building footprint and visual impact of the proposed facility, (b) energy-efficient technology and building design, (c) innovative and/or state-of-the-art pollution, noise and odor control measures, and (d) utilization of recycled, reused, or otherwise ecologically-sensitive building materials.	See above.
GOAL LU-6: To plan and develop a pedestrian-oriented multimodal transportation system approach to the downtown area that accommodates the needs of retail, office, and residential uses.	See Goal LU-4 and Policies LU-4.3 and LU-4.4.
LU-6.1 Implement the street grid ordinance that provides for development of primary and secondary streets in downtown.	See Policy LU-4.1.
LU-6.2 Require non-motorized transportation facilities throughout downtown that promote pedestrian activity and ease of access to housing and commercial outlets.	See Policy LU-4.3 and Policy LU-4.4.
LU-6.3 Where feasible and desirable, incorporate transit amenities into the design of all commercial and residential development.	See above.
GOAL LU-7 To encourage and achieve multi-story mixed uses in the downtown mixed-use area.	See Policy LU-9.1, particularly sub-policy C.
LU-8.1 Encourage a mix of housing types in and around downtown for all economic segments of the community.	See Policy LU-9.1, Part A.
LU-8.2 Encourage multi-story construction that maintains existing vistas and views.	See Policy LU-9.1.B.
LU-8.3 Locate larger developments of retail and residential uses nearest freeway access and major streets.	Size and location governed by Zoning code based on intent of districts defined on pages 2-6 to 2-10. Community Design Principles addressed on pages 2-15 and 2-16. See also Policy LU-9.2. E. (Amenity Mixed-Use Area).
LU-8.4 Encourage the development of underground	See Policy LU-9.1, Part C.

LAND USE ELEMENT	
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parking or multistory parking structures in downtown as an alternative to surface parking.	
LU-8.5 Encourage mini-parks and open spaces in downtown.	See Policy LU-9.1, Part D.
LU-8.6 Establish regulations for developments in office-designated areas that protect abutting low- and moderate-density residential parcels with appropriate restrictions on height, setbacks, landscaping, and access.	<p><i>Office designated areas have been removed from plan (most now a part of CBD).</i></p> <p>Regarding compatibility – see Policy LU-7.5.</p>
LU-8.7 Ensure that regulations governing zoning incentives, are used appropriately to further the goals and policies of the Comprehensive Plan.	<p><i>No new policy directly associated with incentives – but updated goals and policies cover the other design/compatibility goals.</i></p> <p>Policy LU-1.3. Adopt user-friendly and coordinated development regulations that facilitate Woodinville’s preferred land use pattern (i.e., allowed density, uses, and site provisions).</p> <p>Policy LU-5.3 addresses energy incentives.</p> <p>The Housing Element promotes voluntary density bonuses.</p> <p>The Environmental element addresses critical area enhancement incentives.</p>
GOAL LU-9: To maintain the downtown area as the center for commercial, civic, cultural, and recreational activities.	See Policy LU-9.1.
LU-9.1 Encourage uses that will support day and evening activities for all ages.	See Policy LU-9.1, Part A.
LU-9.2 Encourage linkage of paths and trails from the downtown to the rest of the Town Center Neighborhood and to the entire community.	See Policy LU-9.1, Part E.
LU-9.3 Develop Sorenson School campus and purchase appropriate adjacent properties as a civic center, consistent with the City’s adopted Civic Center Master Plan.	See Policy LU-9.1, Part F.
GOAL LU-10: To provide an active and diverse industrial area that promotes economic growth.	See Policy LU-9.4.
LU-10.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.	See Policy LU-9.4, Part A.
LU-10.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.	See Policy LU-9.4, Part B.

LAND USE ELEMENT	
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<p>LU-10.3 Develop industrial lands so as to minimize impacts on surrounding lands uses, especially residential land uses.</p>	<p>See Policy LU-9.4, Part C.</p>
<p>LU-10.4 Establish new or additional industrial development that complies with the following criteria: 1. Sewer, water, and communications services should be available or planned for the industrial site area, and 2. New sites designated for industrial use should have convenient access to existing or planned freeways or major arterials.</p>	<p>See Policy LU-9.4, Part D.</p>
<p>GOAL LU-11: To annex additional areas to the City, when requested, that are appropriate for the welfare of both the City and the annexed area.</p>	<p>See Policy LU-1.7.</p>
<p>LU-11.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria: 1. Urban level public services (including police and fire protection, schools, transportation, sewer, water, and general government services) can eventually be provided to annexation areas, 2. The annexation does not create any pockets of unincorporated areas or special service districts, 3. The City has adopted a land use plan for the annexation area, 4. Residential areas contain potential urban densities unless environmental constraints preclude these densities, and 5. Annexations include greenbelts and/or open spaces.</p>	<p>See above and other policies under Goal LU-1.</p>
<p>LU-11.2 Use inter-local agreements for implementation of land use policies and public improvement standards within potential annexation areas and mutual planning areas.</p>	<p>See above and other policies under Goal LU-1.</p>
<p>LU-11.3 Determine Woodinville's Potential Annexation Areas in order to provide for annexations as requested by working with King and Snohomish Counties to review the Urban Growth Area boundary.</p>	<p>See Policy LU-1.7 and LU-1.8</p>

COMMUNITY DESIGN (integrated into Land Use Element)	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
GOAL CD-1: To promote an image of a visually cohesive community to residents and visitors.	See Goal LU-2.
CD-1.1 Develop identifiable gateways at major portals to the City.	Not directly addressed. <i>Consider adding under Goal LU-2 or under Economic Development Goal ED-5. <u>Develop identifiable gateways at major portals to the City.</u></i>
CD-1.2 Encourage preservation of the enhancement of views, of natural features and landmarks as valuable community assets.	See Policy E-4.2 in Environmental Element.
CD-1.3 Promote an image of quality and distinction by blending the natural and built environments.	Not directly addressed – as too broad of terms to be functionally useful in implementing provisions.
CD-1.4 Promote development that reflects Woodinville's heritage and fosters a sense of community pride.	Not directly addressed – but related provisions included under Goal LU-9 and: Goal LU-2. Protect and reinforce Woodinville's Northwest Woodland Design Character.
CD-1.5 Enforce visual character through use of adopted Design Guidelines for commercial, industrial, and multi-family projects.	See Policy LU-1.3. Design provisions are also integrated throughout the elements' goals and policies.
GOAL CD-2: To maintain the Northwest woodland character and heritage of Woodinville.	See Goal LU-2.
CD-2.1 Identify, preserve and interpret Woodinville's historical identity.	See Policy in Parks Element, PROS-5.3.
CD-2.2 Encourage native vegetation as a necessary component in the aesthetic and environmental quality of residential, industrial, and commercial areas.	See Land Use Policies LU-2.1, LU-2.2. B, LU-5.1 and Environmental Element Policy E-4.4.
CD-2.3 Utilize trees and landscaping to mitigate environmental degradation and buffer surrounding land uses impacted by residential, industrial, and commercial activities.	See above.
CD-2.4 Require street trees in all residential, commercial, and industrial development and redevelopment be subject to a street tree plan and program developed by the City of Woodinville.	See Policies LU-5.4, LU-5.6, and LU-6.3. (Also see Environmental Element, Goal E-4 and related regarding tree canopy and protection.)
CD-2.5 Require developments to retain existing significant vegetation, where feasible, through regulations in the Woodinville Zoning Code.	See Land Use Policy LU-2.1 and Environmental Element Policy E-4.4.
CD-2.6 Ensure City street standards conform to Woodinville Tree Board and National Arbor Society recommendations for an officially designated Tree City.	<i>Not directly addressed - High level of detail.</i>

COMMUNITY DESIGN (integrated into Land Use Element)	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
CD-2.7 Identify and protect archaeological resources through the site development review process.	<i>Not directly addressed. Consider adding a policy under <u>Goal LU-5: Identify and protect archaeological resources through the site development review process.</u></i>
CD-2.8 Increase public awareness and appreciation of Woodinville’s history and culture through interpretive and educational programs in cooperation with the Woodinville Heritage Society.	See Policy PROS-5.3.
CD-2.9 Increase public awareness and appreciation of the benefits of historic preservation through outreach and educational programs. Use of interpretive signs, roadside markers, and other accessible public information on local history and historic resources should be encouraged.	See Policy PROS-5.3.
CD-2.10 Provide opportunities for public education on the value of trees, including their environmental, aesthetic and visual qualities and benefits.	See “Tree Canopy” discussion in Environmental Element. See Goal E-4 and related policies – policies promote tree protection and replanting. Education could be one means of the City’s implementation of the policy.
GOAL CD 3: To promote quality design that preserves and enhances the character of Woodinville.	Integrated throughout LU and Community Design goals and policies.
CD-3.1 Integrate new development with the existing character of the surrounding area when the existing development already conforms to these goals and policies. The architectural style of new development should take into consideration the architecture of the surrounding neighborhood in style, scale, and choice of materials.	Integrated throughout LU and Community Design goals and policies – though this provision gets into a level of detail much higher than necessary. Notable applicable proposed goals/policies: Policy LU-7.2 and Policy LU-7.3
CD-3.2 Develop a street tree plan for each residential, commercial, and industrial neighborhood in the City.	Not directly addressed. Environmental Element Objectives cite City tree programs and plans: Exhibit 9 2. Environmental Objectives and Tools.
GOAL CD 4: To create pedestrian friendly environments in Woodinville.	Goal LU-4. Provide a safe, efficient, and attractive circulation network that continues to enhance multi-modal capabilities.
CD 4.1 Create human scale pedestrian amenities in Woodinville.	See Policy LU-2.2, Part A.
CD 4.1 Create human scale pedestrian amenities in Woodinville.	See above, plus: Policy LU-4.3.
CD 4.2 Require appropriate design standards, as well as other techniques and methods in the development of pedestrian-oriented areas, to enhance pedestrian safety.	See Goals LU-3, LU-4 and LU-6 and related policies.

COMMUNITY DESIGN (integrated into Land Use Element)	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
CD 4.3 Plan for safe and convenient pedestrian traffic in the design of streets and building facades.	See Goal LU-4 and Policy LU-9.1, Part B.
CD 4.4 Promote and plan for pedestrian/bicycle connections to and through residential neighborhoods.	See Policies LU-4.1, LU-4.2 and LU-4.3.
CD 4.5 Where appropriate, encourage landscaping rather than fences, walls, or other structures that impede pedestrian travel along the perimeter of residential, commercial, and industrial land uses. If fences or walls are planned, convenient breaks for pedestrians should be included.	<i>Very high level of detail. Related design provisions included in Land Use and Community Design Element.</i>
GOAL CD 5: To encourage the arts as a vital contributor to community design.	See Goal PROS-5 and Policy PROS-5.2.
CD-5.1 Encourage a variety of artwork and arts activities in public places, such as parks, public buildings and plazas.	See above.
CD-5.2 Support efforts to expand arts resources in the community, such as arts and crafts learning opportunities, art exhibits, shows, and competitions.	See above.
CD-5.3 Encourage private developments to incorporate artwork into the design of their projects	See above.

HOUSING ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
Goal H -1: To preserve existing housing and neighborhoods and provide a diversity of housing types that promote housing opportunities for all economic segments of the City's population.	<p>Preserve existing housing: See Goal H-4 and Policy H-16.</p> <p>Diversity of Housing Types: See Goal H-1.</p> <p>Housing Opportunities for All Segments: See Goal H-2.</p>
H-1.1 Allow for a variety of housing types and lot sizes through mixed use development and small and large lot single family development, townhomes, duplexes, multiplexes, apartments, manufactured housing, mobile home parks, and accessory dwelling units.	See Policy H-1, similar, with rearranged list.
H-1.2 Promote housing ownership opportunities for people at all economic levels in the City.	<p>See Housing Objectives in Exhibit 3-9.</p> <p>See Goal H-2, particularly Policies H-4 and H-9.</p>
H-1.3 Adopt and periodically update, a Housing Strategy Plan and Work Program which outlines specific housing strategies to be considered in	See Housing Action Plan: new Initiatives in Exhibit 3-10.

HOUSING ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
addressing the City's housing needs and goals.	
<p>H-1.4 Define residential land use regulations to allow for development that will accommodate a range of incomes by providing for a variety of housing types and cost. Regulations shall include provisions such as:</p> <ol style="list-style-type: none"> 1. Requiring minimum densities for subdivisions to ensure full land use where urban services are provided, 2. Allowing for bonus densities in developments that meet certain community goals such as senior housing, housing affordability, proximity to transit, dedication of parks/trails/open space, preservation of historic landmarks, energy conservation, protection of sensitive areas, and tree preservation, 3. Permitting high density for low income elderly housing projects when consistent with the Housing Strategy Plan and other applicable land use policies, and 4. Providing flexible subdivision standards subject to adopted criteria. 	<p>See Goal H-2.</p> <p>#1: Not directly addressed. Policies support a land use plan that provides capacity to meet targets and a diversity of housing. See Policy H—3. Also, minimum density is required in the City's Municipal Code.</p> <p>#2: See Policy H-9 (i) on voluntary development bonuses.</p> <p>#3: See Policy H-12 and H-13 as well as general allowances for variety and affordability in Policies H-1 and H-9.</p> <p>#4: See Policies H-1 (ii) and H-3.</p>
<p>H-1.5 Support additional affordable housing with the goal of meeting the targets established and defined in the Growth Management Planning Council Countywide Planning Policies for low and moderate income housing. These Growth Management Planning Council targets are:</p> <ol style="list-style-type: none"> 1. 17% of growth in new households affordable to moderate-income households, and 2. 24% of growth in new households affordable to low-income households. <p>(Note: Units may be either new or converted.)</p>	See Policies H-3, H-5, and H-6.
H-1.6 Provide incentives for moderately priced housing ownership through flexible lot size requirements and permitting townhome and condominium housing.	See Policy H-1 (ii).
H-1.7 Encourage preservation and maintenance of existing affordable housing.	See Policies H-10 and H-16.
H-1.8 Work in partnership with public and private groups to seek resources for a balance of affordable housing development types and needs.	See Policy H-5 as well as Goal H-5 and associated policies.
H-1.9 Promote regulatory efficiency to minimize the cost of housing development.	See Policy H-1 (iii) regarding ADUs that was identified as a need in housing assessment (Existing Conditions Inventory); other items could be identified through Action Plan to develop Housing Strategy Plan, Exhibit 3-

HOUSING ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
	10.
H-1.10 Encourage the building of affordable housing compatible with existing residential development.	See Policy H-2 on infill development and H-18 regarding all types of residential development being compatible.
H-1.11 Promote the development of housing for seniors of all incomes.	Policies H-12 and H-13.
Goal H -2: To promote safe, physically accessible, and clean residential environments with associated open spaces.	See Goal H-4, and Policies H-16, H-17, and H-18.
H-2.1 Require common, convenient, and usable open space in residential development, such as on-site pocket parks or trails.	See Policy H-17(i) and Parks Element.
H-2.2 Encourage preservation, maintenance, and improvements to existing residential structures by: 1. Conducting a periodic survey of housing conditions and neighborhood environments to identify maintenance and restoration needs of older neighborhoods, and 2. Seeking and promoting resources that provide financial and other assistance to citizens for maintaining or repairing health and safety features of their homes.	See Policy H-16.
H-2.3 Maintain traditional single family subdivisions and promote creative site planning regulatory measures to increase variety in living opportunities in residential neighborhoods, downtown, and other commercial areas by: 1. Allowing accessory dwelling units in single-family houses or on single-subject to specific development, design, and occupancy standards, 2. Providing incentives to encourage creative neighborhood design and layout concepts, and 3. Encouraging mixed use (commercial/residential) developments in the downtown where such developments are financially viable and market driven.	See Policy H-1, note that "maintain traditional single family subdivisions" is removed. 1. See Policy H-1 (iii). 2. See Policy H-1 (ii) and H-17 (iv). 3. See Policy H-1 (i).
Goal H-3: To provide housing opportunities in Woodinville for people with special needs.	See Goal H-3
H-3.1 Encourage social and health service organizations that offer new housing programs and facilities for people with special needs.	See Goal H-3, and Policies H-13 and H-15.
H-3.2 Support the development of emergency,	See Policy H-14.

HOUSING ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
transitional, and permanent supportive housing with appropriate on-site services for persons with special needs throughout the City and region.	
H-3.3 Support development of special needs housing that serves local residents and is located in Woodinville and/or elsewhere on the Eastside.	See Goal H-3, and related policies H-12, H-13, H-14 and Goal H-5.
Goal H-4: To work with other jurisdictions to develop a coordinated, regional approach to meeting the housing needs of King County, Eastside, and South Snohomish County communities.	See Goal H-5.
H-4.1 Work cooperatively and in partnership with King County and Snohomish County, interjurisdictional agencies, other jurisdictions, and private groups (profit and non-profit) to determine an equitable regional need for future distribution of affordable housing for low and moderate income families and housing for special needs.	See Policies H-5 and H-6, and H-19 and H-15.
H-4.2 Coordinate City housing goals, policies, and strategies with regional growth, transit, and employment policies.	See Policy H-19.
H-4.3 Work to increase the availability of both public and private dollars on a regional level for affordable housing.	See Policies H-6, H-7 and H-8 and Goal H-5 and associated policies.
H-4.4 Support and encourage housing legislation at the county, state, and federal levels which would promote the City's housing goals and policies.	See Policy H-20.
H-4.5 Participate in regional discussions to learn of programs and policies that could address the housing needs of the City's residents.	See Goal H-5 and related policies which addresses regional cooperation and discussions.
H-4.6 Continue membership in interjurisdictional agencies to assist in the provision of affordable housing on the Eastside.	See Policy H-21

HUMAN SERVICES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
Goal HS-1: To support a safe, friendly, functional community in which human services and resources are accessible and affordable to all individuals and families.	A Human Services Element is not a requirement of GMA. The Housing Element does reference human services as

HUMAN SERVICES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
HS-1.1 Encourage human service providers and programs to locate in the Woodinville area for easier access by residents.	<p>follows:</p> <p>Goal H-3. To provide housing opportunities in Woodinville and support for human services for people with special needs.</p> <p>Policy H-15. Enable individuals to meet their basic physical, economic, and social needs by promoting an effective human services delivery system.</p>
HS-1.2 Coordinate Land Use, Housing, Transportation, and Capital Facilities elements to support human services policies.	
HS-1.3 Encourage appropriate and affordable human service programs for residents of special needs housing programs.	
HS-1.4 Promote development regulations and standards that support special needs.	
Goal HS-2: To promote a variety of human services that reflect and respond to human needs of the community.	
HS-2.1 In cooperation with appropriate state and local agencies, actively promote action-oriented programs that provide accessible youth-related services.	
HS-2.2 Emphasize life skills oriented programs to promote the well-being of the community.	
HS-2.3 Support programs that address childhood depression and drug/alcohol abuse.	
HS-2.4 Support programs that provide accessible day care and other needed services for families.	
HS-2.5 Support programs that address the additional need indicators as assessed annually for the Human Services Funding Policy Program.	
HS-2.6 Support social services that provide preventative programs.	
HS-2.7 Provide resources for coordinating and disseminating resource information of available regional human services by identifying human service needs and resources available in the area.	
Goal HS-3: To ensure that the community is aware of human services and resources that are available to them.	
HS-3.1 Work cooperatively with other jurisdictions to refer those in need to appropriate human services.	
HS-3.2 Coordinate with public and private community organizations and local media to inform residents of available services and resources.	

HUMAN SERVICES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
HS-3.3 Encourage accessibility of human services and resources information in a manner that alleviates or addresses any communication barriers.	
Goal HS-4: To maintain the City of Woodinville's Emergency Comprehensive Management Plan and program to promote the education of residents in areas of disaster preparedness and response.	The topic is addressed in the Transportation Element: Policy T-3.3. Allocate resources in the City's transportation capital investment program to:
HS-4.1 Work cooperatively with Woodinville Fire and Life Safety District, King County and other Zone 1 (Eastside) cities in the development of plans and programs to provide mutual aid and support to all our citizens during an emergency event.	A) Ensure public health and safety concerns, including emergency response, disaster planning, and exposure to vehicle emissions; The City does maintain a Comprehensive Emergency Management Plan (CEMP) - a requirement of the State. <i>Consider adding reference to the Emergency Comprehensive Management Plan in the Capital and Public Facility Element such as under goal CFP-1: <u>Maintain the City of Woodinville's Emergency Comprehensive Management Plan and program to promote the education of residents in areas of disaster preparedness and response.</u></i>
HS-4.2 Participate in state and local emergency exercises and training programs.	
HS-4.3 Provide emergency preparedness information to the public.	

ECONOMIC DEVELOPMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp And Woodinville's Economic Development Strategic Plan as well as current plan. http://www.ci.woodinville.wa.us/Documents/Work/Economic%20Development%20Plan%20Jan%202008.pdf
GOAL ED-1: To take a positive, partnership role in retaining and enhancing the existing diverse and vital economic base in the City by assisting existing firms and welcoming new firms that will enhance the quality of the economic base.	Goal ED-1 is focused on growing, attracting, and retaining businesses. It is also directly from the City's 2008 Economic Development Strategic Plan.
ED-1.1 Maintain and enhance the existing level of industrial development which may allow a mixture of business and employment opportunities.	Policy ED-1.1 Targeted business sectors have been identified based on Economic Development Strategic Plan. Support for mix of business is in Policy ED-1.1. Support for industrial uses through infrastructure in Policy ED-1.3. (Note suggested typo correction: Identify and evaluate funding alternatives for road improvements, as an economic asset . The text on economic assets is part of part of the next policy on Parks.)
ED-1.2 Provide assistance to the public, applicants,	See Policy ED-1.4 A and Policy ED-1.6(C).

ECONOMIC DEVELOPMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp And Woodinville's Economic Development Strategic Plan as well as current plan. http://www.ci.woodinville.wa.us/Documents/Work/Economic%20Development%20Plan%20Jan%202008.pdf</p>
<p>and developers through an efficient and economical permitting process as a means of enhancing the City's goal for quality customer service.</p>	
<p>ED-1.3 Offer a menu of incentives for businesses to develop or expand in a manner consistent with the goals and policies of the Comprehensive Plan.</p>	<p>See Policy ED-1.4 B. Language is the same.</p>
<p>ED-1.4 Plan for infrastructure to: 1. Accommodate redevelopment, infill development, and new development, 2. Mitigate the adverse impacts of such development, and 3. Meet or maintain level of service standards in both residential and non-residential areas.</p>	<p>See Policy ED-1.3. See Transportation Element.</p>
<p>ED-1.5 Take full advantage of local, County, State, Federal, and private organizations with marketing resources, programs, grants, and other information aimed at enhancing economic development planning and other activities.</p>	<p>Not directly included. Policies are drawn from Economic Development Strategic Plan and address developing funding for improvements (see Policy ED-1.3 and related sub-policies. Developing marketing campaign (see Policy ED-5.2).</p>
<p>ED-1.6 Encourage effective combinations of public and private transportation to facilitate work and shopping trips to and from Woodinville's businesses and residential areas.</p>	<p>See Policy ED1.3 and related sub-policies. See Transportation Element.</p>
<p>ED-1.7 Stimulate effective dialogue between the business community and the City of Woodinville's plans, programs, policies, and regulations.</p>	<p>See Policy ED-1.4. New policy provides more specific goals. And Policy ED-2.2.</p>
<p>ED-1.8 Support our economic development goals and policies through cooperation with the private sector on public/private projects.</p>	<p>See Policy ED-1.4 (D).</p>
<p>ED-1.9 Provide flexible standards which allow businesses to expand, grow, diversify and redevelop by promoting infill at appropriate sites.</p>	<p>See Policy ED-1.4 (C)</p>
<p>ED-1.10 Encourage additional infrastructure to meet technological needs that provides state of the art quality of service and current trends in business technology needs.</p>	<p>See Policy ED-1.3 (B)(3)</p>
<p>ED-1.11 Cooperate with educational institutions to make quality educational opportunities available to</p>	<p>See Policy ED-1.6 (B).</p>

ECONOMIC DEVELOPMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp And Woodinville's Economic Development Strategic Plan as well as current plan. http://www.ci.woodinville.wa.us/Documents/Work/Economic%20Development%20Plan%20Jan%202008.pdf</p>
the community.	
GOAL ED-2: To maintain a quality environment, recognizing that this is one of Woodinville's most important assets in attracting economic activity.	Not mentioned in proposed element. See Parks Element.
ED-2.1 Insure that the implementation of the Economic Development Goals, Policies and Strategies reflect the Community's vision of Woodinville.	See Goal ED-2.
ED-2.2 Protect the beauty of the natural environment to maintain a community where residents want to live and work.	See Policy ED-3.3 which mentions parks, trails, and "green canopy". See also sidebar quote from Economic Development Strategic Plan, 4-4 regarding a healthy and natural environment as a part of advancing Economic Development Element Goals. Economic Development Element Action Plan references need to implement Parks Plan as a part of advancing Economic Development Element Goals. See Parks and Environmental Elements as well.
ED-2.3 Encourage continued high-quality housing for a mix of income levels, recognizing that availability of a mix of housing is closely related to the quality and quantity of businesses and the job base.	See Policy ED-3.1. See Economic Development Element Action Plan referencing implementation of Housing Element as key part of implementing goals.
ED-2.4 Encourage a balance of quality residential areas and employment opportunities within the City to minimize commute distances and maintain a high level of well-paying jobs.	See Goal ED-3 and Policies 3.1-3.4. See Housing Element regarding need for jobs-housing balance.
ED-2.5 Improve the aesthetics and site designs of existing City-owned non-residential developments through landscaping and urban design principles.	Community design policies are largely found in Land Use Element for all development types. Downtown is specifically called out in Policy ED-2.1. See Policy ED-3.3 which mentions parks, trails, and "green canopy".
ED-2.6 Evaluate incentives for the private sector to improve the aesthetics of existing non-residential sites.	Community design policies are largely found in Land Use Element for all development types. Encouraging businesses to make Woodinville a better place to live and work, see Policy ED-3.4.
GOAL ED-3: To address the potential increasing shortage of commercial and industrial land within the City's current boundaries.	See Policy ED-1.4 (E). Also, Land Use Element addresses capacity for jobs.

ECONOMIC DEVELOPMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp And Woodinville's Economic Development Strategic Plan as well as current plan. http://www.ci.woodinville.wa.us/Documents/Work/Economic%20Development%20Plan%20Jan%202008.pdf</p>
<p>ED-3.1 Maintain a current inventory of available land for non-residential redevelopment and new development, and carefully assess the most appropriate zoning category based on future employment needs consistent with the community vision and character.</p>	<p>See Policies ED-1.4 (E) and ED-2.2. Also see Policy LU-1.2 in Land Use Element.</p>
<p>ED-3.2 Increase the intensity of commercial and industrial areas by encouraging redevelopment and infill development.</p>	<p>See Policy ED-1.4 (E) and ED-2.2 regarding appropriate supply and zoning. Land Use Element is primary place for growth patterns and targets.</p>
<p>ED-3.3 Preserve the amount of land in the Comprehensive Plan designated for commercial and industrial development.</p>	<p>Policy ED-1.4 (E) describes having right amount of land. Also, Land Use Element Policy LU-9.4.</p>
<p>GOAL ED-4: To recognize and support the commercial districts within the City.</p>	<p>See Policy ED-1.5. Also see Goal LU-9 and related policies.</p>
<p>ED-4.1 Build on Woodinville's strengths in regional tourism and recreation by linking these areas with other parts of the community.</p>	<p>See Goal ED-4.</p>
<p>ED-4.2 Encourage the non-residential areas abutting the freeways, highways, arterials, and railways to present a more aesthetically appealing image of the community.</p>	<p>See Land Use Element, Policy LU-2.2.</p>
<p>ED-4.3 Develop programs and projects which encourage a healthy, vibrant business community and set priorities for capital facilities, such as a downtown master plan, and Little Bear Creek corridor plan.</p>	<p>See Policy ED-2.1. See Action Plan for reference to appropriate master plans.</p>
<p>ED-4.4 Continue to monitor and refine, as necessary, programs and projects which, encourage a healthy, vibrant business community. These programs and projects include: General Business, Commercial, Industrial & Multi-family (as commercial real estate) design principles and guidelines, and tourist district master plan.</p>	<p>Design principles covered in Land Use Element. See Economic Development Action Plan for reference to appropriate master plans.</p>
<p>GOAL ED-5: To coordinate with other jurisdictions to ensure regionally sound economic development.</p>	<p>See Policy ED-1.3 B (4) regarding infrastructure. Also Policy ED-1.2 regarding regional planning.</p>
<p>ED-5.1 Participate in regional planning efforts to develop strategies that promote economic</p>	<p>See Policy ED-1.2.</p>

Exhibit 40 Appendix B. Woodinville Comprehensive Plan Update
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ECONOMIC DEVELOPMENT	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan
<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p> <p>And Woodinville's Economic Development Strategic Plan as well as current plan. http://www.ci.woodinville.wa.us/Documents/Work/Economic%20Development%20Plan%20Jan%202008.pdf</p>
diversification.	
ED 5.2 Study and identify Woodinville's role in the regional economy to understand our impact to other jurisdictions.	Addressed in Economic Development Strategic Plan, that led to target sectors in Policy ED-1.1.
ED-5.3 Cooperate with other jurisdictions to identify and plan common infrastructure needed for economic development.	See Policy ED-1.3 B (4).

PARKS	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan
<p>The Current Comprehensive Plan has a Parks Element: http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/CompPlan/CP070-Parks and Rec.pdf</p> <p>The City also has a 2005 Parks, Recreation and Open Space Plan: http://www.ci.woodinville.wa.us/Work/ParksPlans.asp</p>	<p>The City is proposing to overhaul its Parks element and Plan and has been working for about two years with numerous public meetings with the public, Parks Board, Planning Commission and City Council.</p> <p>The Proposed Parks, Recreation, and Open Space Element is a summarized version of the Draft 2014 Parks, Recreation and Open Space Plan.</p> <p>http://woodinville.granicus.com/MetaViewer.php?view_id=7&clip_id=925&meta_id=95307.</p> <p>Note: Staff suggests some minor editorial corrections regarding the referencing of the Proposed Parks, Recreation and Open Space Plan.</p>

TRANSPORTATION	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan
<p>The Current Comprehensive Plan has a Transportation Element: http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/CompPlan/CP090-Transportation.pdf</p> <p>The City also has a 2009 Transportation Master Plan (Final), with goals and policies, here: http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/Transportation_MP/Chapter%201.pdf</p>	<p>The Proposed Transportation Element largely draws on the 2009 Transportation Master Plan goals and policies.</p> <p>It also makes some adjustments to add a multimodal Level of Service to meet Puget Sound Regional Council VISION 2040 and Destination 2040 requirements (see also the Audit in Appendix C for other adjustments). It folds in a Transportation Master Plan recommendation to provide a LOS for</p>

	Residential streets.
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CAPITAL AND PUBLIC FACILITIES	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>GOAL CF-1: To enhance the quality of life in Woodinville through the planned provision of public and private capital facilities, either directly by the City or via coordination with other public and private entities.</p>	<p>See Goal CFP-1 with same text.</p>
<p>CF-1.1 When planning, developing, and administering the City's capital investment program, give primary consideration to the following:</p> <ol style="list-style-type: none"> 1. Protect public health and safety, 2. Provide infrastructure to support the vision of Woodinville's future as articulated in the Comprehensive Plan, 3. Support the provision of City services consistent with the expectations of the community, as expressed in the City's adopted level of service standards, 4. Maintain, rehabilitate, or replace the City's facilities and infrastructure as necessary to extend the useful life of existing facilities and ensure continued efficiency and conservation of energy and resources, and 5. Provide facilities, which meet special needs of the community, such as those supported by voter-approved bonds. 	<p>See Policy CFP-1.1. Same except #5 has been replaced with language about fiscal responsibility.</p>
<p>CF-1.2 Plan for water utilities, sewer utilities, regional wastewater treatment facilities and other essential public facilities, as well as those special-purpose districts for which the City collects fees, and to prepare a Capital Facilities Plan that includes:</p> <ol style="list-style-type: none"> 1. A long-range plan for capital improvements and construction needed to support the level and distribution of the adopted 20-year population and employment growth target, 2. A demonstration of how facility and service needs are determined; 3. At least a six-year finance plan, which is to be updated on an annual basis, demonstrating how needs are to be funded, 4. Population and employment projections consistent with those used in developing the Woodinville Comprehensive Plan, and 	<p>See Policy CFP-1.2 with same text.</p>

CAPITAL AND PUBLIC FACILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
5. A strategy for achieving consistency between the land use and the capital facility plan beyond the six-year capital improvement program, including identified potential funding sources.	
CF-1.3 Locate, inventory and monitor the capacity of existing capital facilities owned by public entities.	See Policy CFP-1.3 with same text.
CF-1.4 To ensure concurrency, plan for needed public and private capital facilities based on adopted level-of-service standards and forecasted growth in accordance with the Land Use Element of the Comprehensive Plan.	See Policy CFP-1.4 with same text.
CF-1.5 Identify deficiencies in public facilities serving existing development based on adopted level-of-service standards and the means and timing by which those deficiencies will be corrected.	See Policy CFP-1.5 with same text.
CF-1.6 Encourage public and private community service providers to share or reuse facilities when appropriate to reduce costs, conserve land, and provide convenience and amenity for the public.	Not in proposed plan.
CF-1.7 Encourage joint siting and shared use of facilities for schools, community centers, health facilities, cultural and entertainment facilities, public safety/public works, libraries, swimming pools, and other social and recreational facilities.	See Policy CFP-1.6 with same text.
GOAL CF-2: Plan for new public facilities (other than transportation) that maintain and enhance public health and safety based on locally adopted level of service standards and guidelines, which are in accordance with state law.	See Goal CFP-2 with same text.
CF-2.1 Plan for Capital Facilities that demonstrate "plan-level" concurrency. "Plan-level" concurrency shall mean the demonstrated financial capacity to provide adequate capital facilities in support of the adopted Land Use Plan, 20-year growth targets, and adopted facility service standards.	See Policy CFP-2.1 with same text.
CF-2.2 Eliminate concurrency determinations at the project level, where feasible, in instances where the City's Capital Facilities Plan demonstrates "plan level" concurrency, (including assured financing).	See Policy CFP-2.1 with same text. (Note: Correct text to remove old policy numbering.)
CF-2.3 Request the applicable service providers adopt a capital improvement program remedy the deficiency when an area-wide service deficiency is identified.	See Policy CFP-2.2 with same text. (2014 Parks, Recreation and Open Space Plan Correct text to remove old policy numbering.)
CF-2.4 Evaluate the adequacy of school facilities when reviewing new residential development.	See Policy CFP-2.3 with same text. (2014 Parks, Recreation and Open Space Plan Correct text to

CAPITAL AND PUBLIC FACILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
	remove old policy numbering.)
CF-2.5 Review City requirements to ensure consistency between service providers, the City's annual Capital Improvement Plan, and locally adopted level-of-service standards.	See Policy CFP-2.4 with same text. (2014 Parks, Recreation and Open Space Plan Correct text to remove old policy numbering.)
GOAL CF-3: To achieve consistency in level-of-service standards within Woodinville for each public service provided by multiple purveyors.	See Goal CFP-3 for similar topics.
CF-3.1 Require capital facility service standards to be established by the providing agency for the following types of facilities to determine long-term (Capital Facilities Plan) facility and funding requirements.	See CFP-3.1, similar topics.
CF-3.1 1. Water system: <i>Woodinville Water District Standard – 274 residential gallons per family per day and 98 residential gallons per person per day.</i>	Exhibit 7 2. Level of Service Standards
CF-3.1 2. Sewer system: <i>Woodinville Water District Standard - 80 gallons per capita per day (where sanitary sewer is available)</i>	Exhibit 7 2. Level of Service Standards
CF-3.1 3. Storm and surface water management: Establish level-of-service standards that meet those standards as modified and adopted by the City of Woodinville.	Exhibit 7 2. Level of Service Standards
CF-3.1 4. Transportation: Level-of-service E or better Citywide	Exhibit 7 2. Level of Service Standards
CF-3.1 5. Parks and recreation: <i>(Refer to the adopted Parks, Recreation & Open Space Plan)</i>	Exhibit 7 2. Level of Service Standards - maintenance See Parks Element for LOS
CF-3.1 6. Schools: Class Size (students/classroom, average)	Exhibit 7 2. Level of Service Standards
CF-3.1 7. Municipal buildings:	Exhibit 7 2. Level of Service Standards
CF-3.2 Annually confirm that long-term financial capacity exists to provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan, Land Use Element, and other elements of the Comprehensive Plan.	See Policy CFP-3.1. Link to budget.
GOAL CF-4: To achieve consistency in capital facilities	See Goal CF-4 with same text. (Note need to make Goal

CAPITAL AND PUBLIC FACILITIES	
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level-of-service standards between Woodinville and surrounding jurisdictions.	numbering consistent with element format.)
CF-4.1 Coordinate with other public entities which provide public services and capital facilities within Woodinville's urban growth area.	See Policy CFP-3.1 (Note need to make policy numbering consistent with element format.)
GOAL CF-5: To ensure that development pays a proportionate share of the cost of new facilities needed to serve such growth and development.	See Goal CFP-4.
CF-5.1 Plan for infrastructure and funding strategies in cooperation with other governmental jurisdictions and private agencies. This planning should take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region.	See Policy CFP-3.2 under Goal CF-4. (Note need to make policy numbering consistent with element format.)
CF-5.2 Utilize the following guidelines for any imposition of impact fees on new development by the City of Woodinville: 1. Fees shall be imposed only for system improvements that are reasonably related to the new development, 2. Fees shall not exceed a roughly proportionate share of the costs of system improvements that are reasonably related to the new development, 3. Impact fee revenues must be balanced with other public revenue sources to finance system improvements which serve new development, 4. Proceeds shall be used for system improvements that will reasonably benefit the new development, and 5. Proceeds shall not be used to correct any existing capital facility deficiencies.	See Policy CFP-4.1 – broadened to reference law rather than list details in element. See Exhibit 7-1: Capital Facility Objectives on impact fees.
CF-5.3 Consider the exemption of certain land uses, such as affordable housing, which have broad public purpose from payment of impact fees when adopting any impact fee ordinance.	Not in Capital and Public Facility Element. See Housing Element Policy H-9(ii).
CF-5.4 Maintain and enhance regional and area-wide capital and public facilities through an adequate and equitable set of user charges.	Not in proposed plan.

UTILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp

UTILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL U-1: To enhance the efficiency and quality of service from public and private utility providers through the coordination of utility, land use, and transportation planning so that utilities including water, sewer, storm water, solid waste, electricity, natural gas, telecommunications, cable television, and satellite transmission are available or can be provided to serve in a manner which is fiscally and environmentally responsible, aesthetically acceptable to the community, and safe for nearby inhabitants.	See Goal U-1 shortened but similar language.
U-1.1 Facility plans for non-City-owned utilities should reflect and support Woodinville's land use plan.	See Policy U-1.1(A).
U-1.2 Notify utility providers of potential inconsistencies between their system plans and the Comprehensive Plan, and work with them to find acceptable solutions when inconsistencies exist.	See Policy U-1.1.
U-1.3 Work with utility providers to ensure that resources are available to support the land uses, including consideration of alternatives to new facilities and alternative locations for the new facilities.	See Policy U-1.1 (A) with same language.
U-1.4 Keep on file resource maps that indicate the general location of existing proposed major components of utility systems serving the City.	See Policy U-1.1(B).
U-1.5 Allow utility facilities as a permitted use where appropriate to ensure that land is available for the siting of such facilities.	See Policy U-1.2 with same language.
U-1.6 Base the extension and sizing of public facilities upon the Land Use Plan. In those cases where engineering standards are in excess of available capacity for the requirements for the immediate development, the excess capacity shall not be a reason to allow growth out of sequence with the land use plan.	See Policy U-1.3 with same language.
U-1.7 Coordinate with other jurisdictions when transmission facility additions or improvements cross jurisdictional boundaries.	See Policy U-1.4 with same language.
U-1.8 Regulate construction of utilities within sensitive areas in accordance with the Sensitive Areas Regulations.	See Policy U-1.5 with same language.
U-1.9 Encourage the joint use of utility corridors consistent with non-motorized and recreational uses.	See Policy U-1.6 with same language.

UTILITIES	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
U-1.10 Coordinate public road construction and maintenance projects with utility construction and maintenance.	See Policy U-1.7 with same language.
<p>U-1.11 Require utility providers to design, locate, and construct facilities within City-owned properties and rights-of-way to reasonably minimize significant, individual, and cumulative adverse impacts to the environment and to protect environmentally sensitive areas. Requirements should include the following:</p> <ol style="list-style-type: none"> 1. Locate sewer lines and use construction methods and materials to prevent or minimize the risk of spillage into watercourses and water bodies, 2. Locate utility corridors in existing cleared areas, when possible, 3. Locate utility facilities and corridors outside of wetlands, when possible, 4. Minimize sewer and water line crossings of fish-bearing watercourses, when possible, 5. Use bio-stabilization, riprap, or other innovative engineering techniques to prevent erosion where lines may need to follow steep slopes, and 6. Minimize corridor width. 	See Policy U-1.2. Update regarding location requirements.
<p>U-1.12 Recognize the electrical facilities document known as the Northshore Electrical Subarea chapter of Puget Sound Power and Light Company's "King County Growth Management Act Electrical Facilities Plan," February 1993 including maps of existing, in-progress, and proposed facilities with the August 1995 amended Woodinville/Bothell area map, recognizing:</p> <ol style="list-style-type: none"> 1. Electric utilities have state-regulated "public service obligations," 2. The state's Procedural Criteria for utilities elements of comprehensive plans, 3. The Growth Management Act requirements for including the location and capacity of existing and proposed electrical lines in utilities elements, and 4. The need for timely inter-jurisdictional coordination in the planning and provision of electrical service. 	See Policy U-1.9. Proposed plan language is simplified.
GOAL U-2: Review new projects requiring land use or construction permit approval for the availability of an adequate water supply.	See Capital and Public Facilities Element Goal CFP-5. Language is the same.
U-2.1 Require connection to the municipal water	See Capital and Public Facilities Element Policy CFP-5.1.

UTILITIES	
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system for all new development permitted by the City.	Language is the same.
U-2.2 Encourage the hookup to the municipal water system for those properties on existing private well systems.	See Capital and Public Facilities Element Policy CFP-5.2. Language is the same.
U-2.3 Maintain building codes and plumbing codes to require water conservation devices for new construction.	Not included. City adopts the International Building Code and Plumbing Code. These could be covered under the general policy proposed below.
U-2.4 Encourage and support conservation strategies aimed at reducing average annual and peak day water use. These can include such strategies as: 1. Billing rate structures, which encourage conservation, 2. Water restrictions at appropriate times, and 3. Public education and the use of appropriate signage where beneficial.	Not included. <i>Consider including in Environment Element a portion of the policy under Goal E-6: <u>Encourage and support conservation strategies aimed at reducing average annual and peak day water use.</u></i>
U-2.5 Recognize the water facilities document known as the Woodinville Water District 2000 Comprehensive Water Plan as part of this Comprehensive Plan.	See Capital and Public Facilities Element, page 7-10. Current plan to be incorporated by reference.
U-2.6 Recognize the sewer facilities document known as the Woodinville Water District 1993 Comprehensive Sewer Plan (or most current update) as part of this Comprehensive Plan.	See Capital and Public Facilities Element, page 7-10. Current plan to be incorporated by reference.
GOAL U-3: Require connection to the wastewater system when development or subdivision of land occurs, only for land that has a density greater than one unit per acre, except when the City determines that the connection is not technically feasible.	See Capital and Public Facilities Element Goal CFP-6. Language is the same.
U-3.1 Encourage conversion from on-site wastewater disposal systems as sewer lines become available.	See Capital and Public Facilities Element Policy CFP-6.1. Language is the same.
U-3.2 Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acre and only if soil conditions are suitable and groundwater would not be negatively impacted.	See Capital and Public Facilities Element Policy CFP-6.2. Language is the same.
U-3.3 Support a regional approach to wastewater treatment for transmission and treatment of Woodinville's wastewater.	See Policy CFP-1.2 for reference to coordinated planning for regional wastewater service.
U-3.4 If on-site waste water disposal system failures occur in low-density areas of one dwelling unit per acre, septic tank management and/or alternative methods of sewage disposal should first be considered. If these alternatives are not feasible and a sewer must be placed through low density areas of one dwelling	See Capital and Public Facilities Element Policy CFP-6.3. Language is the same.

UTILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
unit per acre, sewer service should be extended to only the specific problem area that has experienced failures and may be sized to serve future areas where failure might occur. Excess capacity shall not be a reason to allow growth out of sequence with the land use plan.	
GOAL U-4: A regional approach should be taken to surface water management, with responsibility shared among the counties and affected jurisdictions. This approach should emphasize prevention of water quality degradation through education programs and implementation of Best Management Practices to reduce pollution entering surface waters.	Goal CFP-7 and associated policies are broader and focus on adoption of best management practices, Ecology manual, and National Pollutant Discharge Elimination System requirements to avoid degradation of water quality and manage stormwater. Environmental Element E-3.4 promotes Low Impact Development standards.
U-4.1 Work with the other agencies to undertake joint planning, financing and development of regional storm water detention and flood control projects to mitigate run-off impacts on natural water systems and their associated ecosystems, and reduce damage to adjoining properties.	See above.
U-4.2 Follow a coordinated facilities strategy that preserves and enhances the natural drainage ways and other natural storm water systems to minimize run-off impacts from development.	See above.
U-4.3 Allow storm water retention/detention facilities to be used as partial fulfillment of open space requirements when aesthetically and environmentally acceptable to the City. In determining the degree to which this is allowed, consideration will be given to the nature of the development.	See above.
U-4.4 Design storm water facilities such that peak rate of flow from a property shall approximate pre-development levels.	See above.
U-4.5 Strive for pre-development levels of infiltration per adopted requirements in the design of storm water management facilities.	See above.
U-4.6 Retain open channel drainage systems, natural or man-made, and encourage new systems when feasible.	See above.
U-4.7 Design and construct storm water management systems to minimize adverse impacts to natural water systems and ground water aquifers.	See above.
U-4.8 Establish Stormwater Utility standards to address methods to control run-off during construction to limit erosion, siltation, and stream channel scouring.	See above.

UTILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
U-4.9 Work with state and regional agencies to develop and implement policies in the Stormwater Management Manual for the Puget Sound Basin.	See above.
U-4.10 Work with state and regional agencies to implement policies in the Bear Creek Basin Plan (1990) and any subsequent plans that may be developed for the other basins in the Woodinville area.	See above.
U-4.11 Continue to use and officially adopt the King County Surface Water Design Manual, as amended, or other manual consistent with the State Department of Ecology's Stormwater Technical Manual.	See Capital and Public Facilities Element, Goal CFP-7 and Policy CFP-7.1
GOAL U-5: Encourage reduced energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions.	Goal U-2, language is the same.
U-5.1 Consider cost-effective energy conservation technologies including, but not limited to, site plans, construction methods, materials used, and landscaping and development regulations. Such technologies for methods and materials shall also promote practices that do not compromise human health conditions when occupied or used, reduce the need for future additional utility distribution facilities, and leave options for increasing conservation technologies in the future.	See Policy U-2.1. Language is similar, proposed plan language eliminates some description but is essentially the same.
U-5.2 Coordinate with the current electrical provider when considering land use designations or new development in the vicinity of proposed utility facility to ensure compatibility.	See Policy U-2.2 Language is largely similar with minor edits in proposed plan.
U-5.3 Support the availability of telecommunications systems and telecommuting as a means to mitigate the transportation impact of development and growth.	See Policy U-2.3. Language is the same.
U-5.4 Require the underground installation of new electrical distribution lines where reasonably feasible and not a health or safety concern, and encourage underground placement of existing distribution lines as streets are widened and/or areas are redeveloped through such tools as local improvement districts, consistent with Washington Utilities and Transportation Commission tariffs.	See Policy U-2.4. Language is the same.
U-5.5 Devote resources to encourage and enforce the Washington State Energy Code during the building permit process.	See Policy U-2.5. Language is the same.

UTILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
<p>U-5.6 Ensure that utility purveyors limit disturbance to vegetation within major utility transmission corridors as necessary for safety and maintenance of transmission lines.</p> <ol style="list-style-type: none"> 1. Encourage pruning of trees to direct growth away from utility lines, 2. Encourage phased replacement of vegetation located improperly in the right-of-way, 3. Encourage pruning of trees according to professional arboricultural specifications and standards, and 4. Encourage the selection of tree species recommended by the City's Tree Board that can withstand wind and are compatible with utility lines. 	<p>See Policy U-2.6. Language is the same.</p>

ENVIRONMENTAL	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
<p>GOAL ENV-1: To reduce the waste stream.</p>	<p>Solid waste addressed in Utilities Element Conditions and Trends. Reference in Utilities Element Action Plan to implementation by regional solid waste management plans.</p> <p><i>Consider adding Goal ENV-1 to Utilities Element. <u>To reduce the waste stream.</u></i></p>
<p>ENV-1.1 Support public outreach and education in conservation efforts.</p>	<p>See above.</p>
<p>ENV-1.2 Encourage participation in recycling.</p>	<p>See above. <i>Consider adding a blend of Policy 1.2 and 1.3 to Utilities Element. <u>Encourage participation in recycling, and support creative solutions in the reduction of waste and conservation of resources.</u></i></p>
<p>ENV-1.3 Explore and support creative solutions in the reduction of waste and conservation of resources.</p>	<p>See above.</p>
<p>ENV-1.4 Support waste reduction/recycling programs for City departments and encourage procurement of recycled content material</p>	<p>See above.</p>
<p>ENV-1.5 Periodically review codes to improve efficiency, conservation and recycling of natural resources.</p>	<p>See above. Also Utility Element Goal U-2.</p>
<p>GOAL ENV-2: To promote energy conservation.</p>	<p>See Utility Element Goal U-2, Policies U-2.1 and U-2.5, and Policy E-5.2</p>

ENVIRONMENTAL	
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ENV-2.1 Periodically review codes to improve efficiency and conservation of energy resources.	See above.
ENV-2.2 Consider energy conservation technologies for energy use reduction.	See above.
ENV-2.3 Encourage the use of renewable technologies.	See Goal U-2 in Utilities Element.
GOAL ENV-3: To preserve and enhance aquatic and wildlife habitat.	See Goal E-1. Language is the same.
ENV-3.1 Encourage preservation of the urban forest.	See Policy E-1.7. Proposed plan adds language about native plants. See Policy E-4.2. Proposed plan also uses 'tree canopy'.
ENV-3.2 Identify and ensure the protection of sensitive habitat areas, including wetlands, streams and shorelines.	See Policy E-1.2.
ENV-3.3 Maintain a standard of no net loss in the functions and values of sensitive habitat features, including wetlands, streams, lakes and shoreline areas.	See Policy E-1.2. Exhibit 9 2. Environmental Objectives and Tools
ENV-3.4 Maintain connectivity between sensitive areas, including the Sammamish River and related streams, to provide safe travel routes for wildlife and fish and improve the biological integrity of sensitive habitat areas.	Policies E-1.1, E-1.4, and E-1.9 address protection of fish and wildlife habitat more broadly. <i>Consider adding Current Policy ENV-3.4 to Environmental Element under Goal E-1: <u>Maintain connectivity between sensitive areas, including the Sammamish River and related streams, to provide safe travel routes for wildlife and fish and improve the biological integrity of sensitive habitat areas.</u></i>
ENV -3.5 Support watershed-based salmon recovery efforts and compliance with the requirements of the Endangered Species Act (ESA).	See Policy E-1.2. Language is the same.
ENV-3.6 Periodically review and update the Shoreline Master Program and sensitive areas regulations to ensure consistency with the policies of this Comprehensive Plan, the Shoreline Management Act and the Department of Ecology shoreline regulations.	See E-1.10. Also Action Plan.
ENV-3.7 Encourage the use of native plants in residential and commercial landscapes.	See Policy E-1.7. See Policy E-4.4.
ENV-3.8 Consider and incorporate the best available science, consistent with the GMA and applicable rules, in developing regulations for fish and wildlife habitat areas, wetlands, and other critical areas.	See Policy E-1.9.
ENV-3.9 Employ adaptive management for natural	Update of mapping and regulations per best available

ENVIRONMENTAL	
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habitat. Adaptive management allows the City to monitor and make adjustments to its regulations as appropriate in response to changing conditions or new information.	science and local conditions referenced in Policy E-1.9 and E-2.4 s well as Action Plan.
ENV-3.10 Encourage acquisition of sites that protect habitat, stream corridors and provide aquatic habitat.	See Policy E-1.4. See Action Plan and the Parks and Recreation Plan which details acquisition.
ENV-3.11 Encourage the restoration of ecological functions and the natural environment in environmentally damaged areas.	See Policy E-1.5. Minor language modification includes "through incentives" at end.
ENV-3.12 Participate in efforts to minimize drawdowns and warming of the Sammamish River.	See Policy E-1.6. Language is the same.
GOAL ENV-4: To protect the public from floods, landslides, erosion and other natural hazards resulting from disturbance of the environment.	See Goal E-2. Minor language changes
ENV-4.1 Protect public safety in potential seismic, flood hazard and slide hazard areas.	See Policy E-2.1. Similar policy with minor language changes.
ENV-4.2 Minimize the adverse effects of development on topographic, geologic and hydrologic features, and native vegetation.	See Policy E-2.2. Language is the same.
ENV-4.3 Control the quantity and velocity of surface water runoff.	See Policy E-2.3.
GOAL ENV-5: To protect and improve water quality.	See Goal E-3. Language is the same.
ENV-5.1 Preserve aquifer-recharge areas.	See Policy E-3.3.
ENV-5.2 Include enhancement of shorelines and waterways with adjacent development activities.	See Policy E-3.2.
ENV-5.3 Minimize impervious surfaces.	See Policy E-3.5. Proposed plan language is more descriptive
ENV-5.4 Minimize impacts of recreational uses on water quality.	See Goal E-3 and Policy E-3.1.
GOAL ENV-6: To promote the preservation of Northwest woodland character.	See Goal E-4. Language is the same.
ENV-6.1 Protect and conserve open space, including transition buffers between urban and rural areas.	See Policy E-4.1. Language is the same.
ENV-6.2 Encourage public access where appropriate to environmentally sensitive areas and sites that are unique to Woodinville.	See Policy E-1.8. Language is similar.
ENV-6.3 Preserve and protect public views of	See Policy E-4.2. Language is the same.

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mountains and valley corridors.	
ENV-6.4 Minimize noise pollution.	Not a required topic. Not included.
ENV-6.5 Minimize artificial light pollution.	See Policy E-4.5. Language is the same. Relates to Northwest Woodland Character.
ENV-6.6 Encourage the use of native plants in all new street landscapes and street frontage improvements.	See Policy E-5.3- part of climate change adaptation strategies.
GOAL ENV-7: To protect and promote air quality.	Addressed in climate change adaptation strategies. See Goal E-5 and Policy E-5.3
ENV-7.1 Promote regional air quality standards in coordination with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.	See Policy E-5.1.
ENV-7.2 Encourage reduction of vehicle emissions.	See Policy E-5.2. See Action Plan and correlation to Transportation Plan.
ENV-7.3 Encourage the use of low emission forms of heating, cooling and ventilation systems.	See Policy E-5.2, proposed language is general regarding conservation.
ENV-7.4 Work with other jurisdictions and agencies to improve air quality.	See Goal E-5. See Policy E-5.1.
ENV-7.5 Consider the air quality implications of new growth and development when considering annexations, making Comprehensive Plan and zoning changes, and planning street and utility extensions.	Incorporated into climate change adaptation Goal E-5.
ENV-7.6 Promote public reduction of air pollutants such as carbon monoxide (CO); ozone (Hc and Nox); and particulate matter (PM10).	See Policy E-5.1. Meet air quality standards.
GOAL ENV-8: Explore innovative opportunities for environmental protection, maintenance and enhancement objectives as a part of all city planning and development review.	See Goal LU-5 and associated policies.
ENV-8.1 Promote environmentally friendly and economically viable design.	Low impact design under Policy E-3.4 and E-3.5. See also Land Use Element, Goal LU-5 and associated policies.
ENV-8.2 Continue to evaluate the incorporation of incentives into the City's environmental regulations.	See Policy E-1.4.
ENV-8.3 Encourage development that enhances environmental resources and important natural systems.	Low impact design under Policy E-3.4 and E-3.5. See also Land Use Element, Goal LU-5 and associated policies.
ENV-8.4 Coordinate with local agencies and organizations to develop environmental protection programs that will educate citizens on environmental	Coordination on regional approaches and standards in Policy E-6.1.

ENVIRONMENTAL	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp issues.	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
ENV-8.5 Promote Low Impact Development techniques as an alternative to standard development practices such as, using natural systems to maintain and enhance environmental quality by having them perform such functions as cleaning air and water, and controlling storm water runoff.	See Policy E-3.4. Language is the same.
ENV-8.6 Utilize natural filtration systems such as rain gardens with high infiltrations soils, bio-channels, green roofs, and ecology embankments.	Policy E-3.4 covers LID in general. Policy E-3.5 which mentions rain gardens.
ENV-8.7 Practice land cover management which includes forest and topsoil preservation, native growth protection easements, dense vegetation zones, and preservation of tree canopy zones.	See Policy E-4.3. Language is the same.
ENV-8.8 Reduce effective impervious surface areas by narrowing residential streets and encouraging the use of shared driveways, cul-de-sac planters, rain gardens, and porous pavement for streets and sidewalks.	See Policy E-3.5. Language is the same, deletes "streets and sidewalks".
ENV-8.9 Provide education to all stakeholders concerning natural systems and associated programs and regulations (e.g. Arbor Day events, Salmon Watcher Program, Sammamish ReLeaf, education pamphlets, environmental work shops and neighborhood meetings). Encourage and promote environmental stewardship programs, and techniques in managing urban forests, streams and wetland systems.	See Goal LU-5 regarding stewardship.
ENV-8.10 Provide incentives for low impact development such as: property tax abatements and credits; reduction of permit fees or other development standards; density bonuses limited to green development and achieved ratings for Lead Environmental Energy Design (LEED); and the preservation and planting of native vegetation in commercial and residential development.	See Policy E-1.4. Also see Action Plan.

OTHER STAFF PROPOSED REVISIONS

Staff proposed revisions: Parks and Recreation

Edits to the Parks, Recreation, and Open Space Element, Page 5-3, adding information about Alternative growth demands by 2035 in addition to 2024 information (if Alt 2 is selected can include just rightmost 2035 column)

Exhibit 5-1. Level of Service Standards

	Existing City- Provided Park Acres	2013 Existing LOS	2024 Planned LOS	2024 Additional Unit Needs	2035 Additional Unit Needs – Alt. 1	2035 Additional Unit Needs – Alt. 2 & 3
Neighborhood Parks	1.34 AC	0.12 AC/1,000 Pop.	N/A	N/A	<u>N/A</u>	<u>N/A</u>
Community Parks	25.81 AC	2.35 AC/1,000 Pop.	5 AC/1,000 Pop.	47.19 AC	<u>60.57 AC</u>	<u>65.82 AC</u>
Resource Parks/Open Space	66.72 AC	6.07 AC/1,000 Pop.	5 AC/1,000 Pop.	6.28 AC	<u>19.66 AC</u>	<u>24.91 AC</u>
Special Use Parks/Schools	10.3 AC	0.94 AC/1,000 Pop.	N/A	N/A	<u>N/A</u>	<u>N/A</u>
Trails (Off Road)	1.35 MI	0.12 MI/1,000 Pop.	0.45 MI/1,000 Pop.	5.82 MI	<u>6.42 MI</u>	<u>6.9 MI</u>
TOTAL PARKS	104.17 AC	9.47 AC/1,000 Pop.	9 AC/1,000 Pop.	27.23 AC	<u>80.23 AC</u>	<u>90.73 AC</u>

Page 2-3 of the Parks, Recreation, and Open Space Plan Update defines types of public parks including resource and open space lands as:

Resource and open space lands are defined by areas of natural quality for passive use or nature oriented outdoor recreation. They should encompass lakes, streams, marshes, flora, fauna, topography and other diverse or unique natural resources. Recreational use, such as an interpretative trail, viewpoint, exhibit signs, picnic areas or other features, may be secondary, non-intrusive uses of the property.

It is recommended that this definition be included in the Draft Parks and Recreation Element – such as in a side bar to help define open space.

Staff proposed revisions: Capital Facilities Element

- Fill in partially complete LOS standard on maintenance, page 7-12

Exhibit 7-2. Level of Service Standards

Service or Facility	Level of Service Standard
City Administrative Services	Measured by customer service satisfaction surveys on an ongoing basis
Streets, Parks, Stormwater Maintenance Services	<u>Respond to maintenance requests within 24 hours. Park facilities cleaned daily, playgrounds inspected monthly. Streets swept regularly depending on the season and street type. Stormwater maintained according to King County Surface Water Manual. Measured by public satisfaction surveys on an ongoing</u>

Exhibit 40 Appendix B. Woodinville Comprehensive Plan Update
Page 63 of 122 Element Comparison

Service or Facility	Level of Service Standard
	<p>basis</p> <p>XX FTE per miles of road to maintain, XX FTE per acres of parks to maintain, and XX FTE per lineal feet or area of stormwater system.</p>
Police Protection	253 calls per officer; average 0.27 calls per capita.
Fire Protection	Response times consistent with the level of service standards established by the Woodinville Fire & Rescue District established in its most recent Annual Report (2013).
Schools	Class size average consistent with 6-year School CIPs as adopted by Woodinville for NSD. None to date for LWSD.
Water Service	274 residential gallons per family per day and 98 residential gallons per person per day
Sanitary Sewer	80 gallons per capita per day (where sanitary sewer is available)
Stormwater	See 2009 King county Surface Water Design Manual

CITY OF WOODINVILLE COMPREHENSIVE PLAN UPDATE

Audit and Evaluation

The purpose of this document is to provide an early evaluation of the City of Woodinville Comprehensive Plan, adopted in 1996 and amended in 2009, in preparation for the Growth Management Act (GMA) Comprehensive Plan Update due June 30, 2015.

To identify priority areas for the Comprehensive Plan update, the current Plan is evaluated with respect to its consistency with the Growth Management Act, the Puget Sound Regional Council (PSRC) VISION 2040 regional growth strategy, and King County Countywide Planning Policies. The results are intended to provide a checklist of items to consider in the Comprehensive Plan Update effort.

Early findings are summarized by plan element below.

Land Use Element

- Update to reflect latest adopted growth allocations.
- Critical Areas mapping needs to be updated and/or reorganized.

Housing Element

- Update housing inventory and affordability discussion to reflect current conditions.

Economic Development Element

- Update to reflect current conditions and ensure consistency with Land Use and Housing Element growth projections.

Parks and Recreation Element

- Update parks inventory and park facility demand projections to reflect current and project population.

Transportation Element

- Update TDM discussion with current information on participating employers.
- Provide additional discussion/policies regarding concurrency.
- Update inventory and TIP to reflect current conditions and projects.
- Add discussion of transportation funding strategies.
- Add discussion of PSRC Transportation 2040 compliance.

Capital Facilities Element

- The Capital Improvement Plan is out of date. The latest CIP should be incorporated into the Capital Facilities Element.

Utilities Element

- Additional discussion of NPDES requirements and Low Impact Development should be incorporated.

Audit: Growth Management Act & Commerce Rules Requirements

This Audit is based on requirements from the Washington State Department of Commerce, Expanded Comprehensive Plan Checklist, incorporating laws as of 2012. N/A means not applicable.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
1.	Land Use – Integration of Countywide Planning Policies: The element integrates relevant countywide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the Central Puget Sound region, the plan is consistent with applicable multicounty planning policies. WAC 365-196-305	<ul style="list-style-type: none"> Chapter 2, Page 8: Table 2-1 contains an analysis of the plan's consistency with Countywide Planning Policies in effect at the time of adoption (2002). 	<ul style="list-style-type: none"> Consistency analysis will need to be updated to reflect the new Countywide Planning Policies adopted by King County in 2012.
2.	Land Use – Future Land Use Map(s): The element includes a future land use map (or maps). Maps fulfill the requirement to show the general distribution of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. RCW 36.70A.070(1) and WAC 365-196-400(2)(d). The future land use map shows city limits and urban growth area (UGA) boundaries. RCW 36.70A.110(6) and WAC 365-196-405(2)(i)(ii).	<ul style="list-style-type: none"> Chapter 3, Figure 3-2: The Land Use Element contains a future land use map depicting future land use designations and urban growth areas. 	<ul style="list-style-type: none"> Figure 3-2 was created in 2008. Map should be updated to the latest available version, including any land use map amendments approved through the Update. The boundaries should include the City's defined city limits, potential annexation area (PAA), and other study areas (including the UGA proposed in Snohomish County with preannexation zoning). The PAA is officially designated. The City's UGA is aspirational. Should clarify policy status.
3.	Land Use – Planning for Physical Activity: The element considers planning approaches that increase physical activity, such as neighborhood commercial nodes to allow walking and cycling to local services, transit- or pedestrian-oriented development, linear parks and trail networks, and siting schools and other public facilities within neighborhoods to allow easy walking. RCW 36.70A.070(1) and WAC 365-196-405 (2)(j)	<ul style="list-style-type: none"> Chapter 3, Page 6: Goal LU-6 plans for development of a pedestrian-oriented multimodal transportation system. <ul style="list-style-type: none"> Policy LU-6.2 requires non-motorized transportation facilities in downtown to promote pedestrian activity. Chapter 7: Parks, Recreation, and Open Space Element establishes goal and policies for creating recreational opportunities for residents. 	<ul style="list-style-type: none"> The 2009 Transportation Master Plan and the 2014 PRO Plan Update may be sources of newer policies that can be integrated or cross-referenced.
4.	Land Use – Population Projections: The plan indicates the population for which it is planning. The projected population target is the same for all comprehensive plan elements, and is consistent with the Washington Office of Financial Management's forecast for the county or the county's sub-county allocation of that forecast. If OFM population projection is not used, the plan includes the rationale for using another figure. RCW 43.62.035 and WAC 365-196-405(f)	<ul style="list-style-type: none"> Appendix 3, Page 1: The Land Use Appendix contains a carrying capacity analysis of the City's land supply. The adopted King County growth targets for the 1993-2012 and 2001-2022 planning periods are included. 	<ul style="list-style-type: none"> Analysis should be updated to reflect the latest adopted growth allocations and planning period.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
5.	<p>Land Use – Public Use Lands: Lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses are be identified. RCW 36.70A.150. RCW 36.70A.150 requires that a prioritized list of acquisitions be developed. [The list need not be part of the comprehensive plan.] RCW 36.70A.150 and WAC 365-196-340.</p>	<ul style="list-style-type: none"> Chapter 3, Page 11: The Land Use Element establishes a "Public and Institutional" land use designation for application to public facilities, government-owned properties, and utility facilities. These facilities are illustrated on the future land use map. Chapter 10 and Appendix 10: The Capital and Public Facilities Element and associated appendix contain an inventory of public facilities in Woodinville, as well as a list of planned capital facility projects. 	<ul style="list-style-type: none"> Capital Facilities appendix should be updated to reflect most current inventory information.
6.	<p>Land Use – Open Space Corridors: Open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas are identified. RCW 36.70A.160 and WAC 365-196-335.</p>	<ul style="list-style-type: none"> Chapter 3, Page 11: The Land Use Element establishes land use designations for "Open Space Tracts" and "Public Parks," which are applied to lands where recreational or open space uses are appropriate. These areas are illustrated on the future land use map. 	<ul style="list-style-type: none"> Consider integrating habitat map in Ordinance 465.
7.	<p>Land Use – Population Densities and Reasonable Measures: The Land Use Element includes population densities, building intensities, and estimates of future population growth. RCW 36.70A.070(1) WAC 365-196-405(2)(i) suggests including a table with the range of dwelling units per acre allowed in each land use designation and implementing zone as a projection of existing and projected development capacity.</p> <p>If a buildable lands analysis shows measures needed to ensure appropriate densities, such measures have been adopted. RCW 36.70A.215 and WAC 365-196-315. The Buildable Lands Program Guidelines includes a list of measures.</p>	<ul style="list-style-type: none"> Appendix 3: The Land Use Appendix contains a detailed analysis of the carrying capacity of Woodinville's land supply as of 2002, based on the land use designations and zoning then in place. The analysis establishes the residential capacity of the city compared to the adopted growth targets. 	<ul style="list-style-type: none"> Analysis should be updated to reflect current growth targets and land use/zoning regulations.
8.	<p>Land Use – Urban Densities and Urban Growth Areas: Urban densities and urban growth areas (UGAs) have been reviewed. RCW 36.70A.130(3)(a), (5), and (6) and WAC 365-196-310(2).</p> <p>By definition, urban growth areas include all incorporated lands in cities and town, and unincorporated urban growth areas designated by a county. A review should be completed as part of the 8-year update under RCW 36.70A.130. Review WAC 365-196-310(2) for suggestions on evaluating and designating UGAs. Supporting information should include: selected population growth forecast scenario RCW 43.62.035; population allocation and percentage of land devoted to urban, rural, and resource uses (counties) RCW 36.70A.070(1); land capacity analysis for UGAs, ability to provide urban</p>	<ul style="list-style-type: none"> Chapter 3, Page 8: Policy LU-11.3 establishes a directive to work with King and Snohomish Counties to review the City's UGA boundaries. Chapter 3, Figure 3-2: The City's boundaries and its adopted UGA are depicted on the Future Land Use Map. 	<p>See Row 2.</p>

#	GMA Requirement	Page # and How Addressed	Update action, if needed
	<p>services. RCW 36.70A.110, CWPPs and WAC 365-196-310.</p> <p>There should be a coordinated approach to planning for development in urban growth areas, especially among adjacent jurisdictions. WAC 365-196-330 Urban growth areas (incorporated or not) must plan for urban densities and urban services. If a county designates a fully contained community (FCC), part of the county's population allocation should be reserved for the FCC. RCW 36.70A.350(2) If a potential UGA expansion area is within the 100-year flood plain of major western Washington rivers, consider RCW 36.70A.110(8).</p>		
9.	<p>Land Use – Airport Compatibility: If an airport is within or adjacent to the jurisdiction, the plan includes policies, land use designations, and zoning to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70.547 and WAC 365-196-455. See www.wsdot.wa.gov/aviation/Planning/default for guidance. Any planning adjacent to or within the "imaginary surface" areas of general aviation airports must consult with the Aviation Division of WSDOT.</p>	<ul style="list-style-type: none"> • N/A 	
10.	<p>Land Use – Department of Defense Compatibility: If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, the plan must include policies, land use designations, and consistent zoning to discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475.</p>	<ul style="list-style-type: none"> • N/A 	
11.	<p>Land Use – Stormwater Planning: Where applicable, the Land Use Element includes a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provides guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.70(1); WAC 365-196-405(2)(c)</p> <p>RCW 90.56.010(26) defines waters of the state.</p> <p>Jurisdictions subject to U.S. Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) Phase 1 and Phase 2, should comply with all permit requirements.</p> <p>All local governments are also encouraged to:</p> <ul style="list-style-type: none"> • Adopt the State Department of Ecology's Stormwater Manual for Eastern or Western Washington or the equivalent. • Adopt policies and regulations that allow low impact development practices such as limiting effective impervious surfaces, clustering development, and preserving open spaces and forests. See Puget Sound Action Team (PSAT) low 	<ul style="list-style-type: none"> • Chapter 11, Page 4: Goal U-4 of the Utilities Element addresses regional stormwater planning, and the associated policies encourage minimization of pollution resulting from stormwater runoff. 	<ul style="list-style-type: none"> • Update element to reference latest stormwater management planning requirements and discuss the City's NPDES permit compliance efforts and adopted stormwater manual.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
	<p>impact development (LID) guidance.</p> <ul style="list-style-type: none"> • Incorporate relevant land-use recommendations from adopted local watershed plans. www.ecy.wa.gov/watershed/index.html. • Adopt a clearing and grading ordinance if not already existing (See Technical Guidance Document for Clearing and Grading in Western Washington). 		
12.	<p>Land Use – Critical Areas Protection: Critical areas are designated RCW 36.70A.170 and WAC 365-190-080 Best available science (BAS) is used to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.172 and WAC 365-195-900 through 925.</p> <p>Plan policies should address the five critical areas listed in RCW 36.70A.030(5) (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. See Critical Areas Assistance Handbook (2003) and Small Communities Critical Areas Ordinance Implementation Guidebook (2007). Follow the process in WAC 365-195-915 to document decisions.</p>	<ul style="list-style-type: none"> • Chapter 12, Pages 2-3: The Environmental Element establishes goals for the protection of wetland and wildlife habitat areas (Goal ENV-3), as well as flood hazard areas and erosion, slide and seismic hazards (Goal ENV-4). The use of Best Available Science is specifically mentioned in Policy ENV-3.8. 	<ul style="list-style-type: none"> • Critical areas maps in the Comprehensive Plan should be updated to use the latest available data. However, the maps should be indicated as in use for planning purposes – definitions should control and City should be able to use best available information.
13.	<p>Land Use – Geologically Hazardous Areas: Geologically hazardous areas: Designate according to criteria in WAC 365-190-120.</p> <p>Defined in RCW 36.70A.030(9). Limit uses, especially facilities such as emergency response, hospitals, hazardous materials storage, etc.</p>	<ul style="list-style-type: none"> • Chapter 12, Page 3: The Environmental Element establishes Goal ENV-4 to protect the public from floods, landslides, and other geologic hazards. Policies promote protection of steep slopes and native vegetation, as well as control of surface water runoff. 	<ul style="list-style-type: none"> • Critical areas maps in the Comprehensive Plan should be updated to use the latest available data. However, the maps should be indicated as in use for planning purposes – definitions should control and City should be able to use best available information.
14.	<p>Land Use – Wetlands: Define wetlands using definition in RCW 36.70A.030(21).</p>	<ul style="list-style-type: none"> • The plan does not currently contain a definitions section. 	<ul style="list-style-type: none"> • Include a glossary; however critical area regulations will be the primary location for technical definitions.
15.	<p>Land Use – Critical Aquifer Recharge Areas: Required if jurisdictions draw groundwater for potable water or need to manage threats to exempt wells. WAC 365-190-100</p> <ul style="list-style-type: none"> • The plan protects the quality and quantity of ground water used for public water supplies. RCW 36.70A.070(1) See Ecology’s guidance on Critical Aquifer Recharge Areas (CARAs) • For water quality, policies and implementing regulations should regulate hazardous uses in critical aquifer recharge areas (CARAs) and protect wellhead areas. See Ecology’s Groundwater Quality Information • For water quantity, policies and implementing regulations should limit impervious surfaces, 	<ul style="list-style-type: none"> • Chapter 12, Page 3: Goal ENV-5 establishes directive to protect water quality. Policy ENV-5.1 states that aquifer recharge areas should be preserved. • Chapter 12, Page 5: Section 12.3.1.18 directs the use of best management practices for the support of stormwater systems that maximize aquifer recharge. • Chapter 12, Page 6: Section 12.3.1.23 directs that land uses that pose a risk of aquifer contamination should be 	<ul style="list-style-type: none"> • Critical areas maps in the Comprehensive Plan should be updated to use the latest available data. However, the maps should be indicated as in use for planning purposes – definitions should control and City should be able to use best available information.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
	encourage water conservation measures, and consider Water Resource Inventory Assessment (WRIA) plans. See Ecology's Stormwater Programs for more information.	regulated.	
16.	Land Use – Frequently Flooded Areas: WAC 365-190-110. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.	<ul style="list-style-type: none"> Chapter 13, Figure A13-2: Floodplain areas are delineated on the adopted Hydrology map. Appendix 12, Page 1: Section A-12.2 discusses sensitive hydrologic areas, including floodplains. 	<ul style="list-style-type: none"> Update critical areas maps with the latest FEMA mapping data.
17.	<p>Land Use – Fish and Wildlife Habitat Conservation Areas: See WAC 365-190-130 for specific habitat conservation areas, and factors to consider for their designation and protection such as coordination when habitat areas cross-jurisdictional boundaries or provide regional benefits, or retention of large blocks of habitat.</p> <p>If there are anadromous fisheries, or if the jurisdiction affected by an Endangered Species Act (ESA) 4(d) rule, the comprehensive plan should contain policies guiding decisions which may impact listed species. Special consideration may include:</p> <ul style="list-style-type: none"> Revisions to zoning to protect habitat Revisions to the location of planned capital facilities Revisions to stormwater regulations or clearing and grading ordinances <p>Establishment or maintenance of monitoring programs to ensure that habitat is being maintained, See WAC 365-195-920.</p>	<ul style="list-style-type: none"> Chapter 12, Page 2: Goal ENV-3 and associated policies promote preservation and enhancement of aquatic and wildlife habitat. Policy ENV-3.5 directs the City to support watershed-based salmon recovery efforts in compliance with the Endangered Species Act. 	<ul style="list-style-type: none"> Consider using habitat map from Ordinance 465.
18.	Land Use – Adaptive Management: If there is inadequate scientific information about critical areas, the jurisdiction may adopt an “adaptive management” policy. WAC 365-195-920 and Critical Areas Assistance Handbook provide guidance on the recommended approach for addressing inadequate scientific information.	<ul style="list-style-type: none"> Chapter 12, Page 2: Policy ENV-3.9 directs the City to employ adaptive management for natural habitat areas. 	Best available science analysis pending.
19.	Land Use – Non-regulatory Measures: Non-regulatory measures to protect or enhance functions and values of critical areas may be used. These may include public education, stewardship programs, pursuing grant opportunities, water conservation, farm planning, joint planning with other jurisdictions and non-profit organizations, stream and wetland restoration activities, etc. See Critical Areas Assistance Handbook for more information.	<ul style="list-style-type: none"> Chapter 12, Page 4: Policy ENV-8.9 promotes education of stakeholders and encourages environmental stewardship programs. 	Best available science analysis pending.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
20.	<p>Land Use – Natural Resource Lands: Natural Resource Lands (NRLs) are designated and conserved. RCW 36.70A.170. RCW 36.70A.060 NRLs include forest, agricultural, and mineral resource lands. See process to classify and designate at WAC 365-190-040.</p> <p>If forest or agricultural lands of long-term commercial significance are designated inside UGAs, they must be subject to transfer and/or purchase of development rights (TDR, or PDR). RCW 36.70A.060(4).</p>	<ul style="list-style-type: none"> No designated natural resource lands are present. 	
21.	<p>Land Use – Forest Resource Lands: Forest lands are designated and conserved. RCW 36.70A.170 RCW 36.70A.060 Forest land is defined at RCW 36.70A.030(8). Review WAC 365-190-060 for recommendations on forest lands.</p>	<ul style="list-style-type: none"> No designated forest resource lands are present. 	
22.	<p>Land Use – Agricultural Resource Lands: Agricultural Resource Lands area designated and conserved. ARLS are defined in RCW 36.70A.030(2). See WAC 365-190-050 for recommendations to designate, and WAC 365-196-815 to protect agricultural lands.</p> <p>RCW 36.70A.177(3) includes innovative techniques to conserve agricultural land and permitted accessory uses.</p>	<ul style="list-style-type: none"> No designated agricultural resource lands are present. 	
23.	<p>Land Use – Mineral Resource Lands: Mineral resource lands are designated. RCW 36.70A.131 requires consideration of new information including data available from the Department of Natural Resources relating to mineral resource deposits when reviewing mineral resource land designations. Minerals defined in RCW 36.70A.030(11) to include sand, gravel and valuable metallic substances. See WAC 365-190-070 for guidance on designation.</p>	<ul style="list-style-type: none"> No designated mineral resource lands are present. 	
24.	<p>Housing – Existing and projected needs: Inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to provide for projected growth over the planning period. RCW 36.70A.070(2)(a) and WAC 365-196-410(2)(b) and (c) and Commerce’s <i>Assessing Your Housing Needs (1993, Updated by March 2013)</i></p>	<ul style="list-style-type: none"> Appendix 4 contains an inventory of housing conditions as of the 2000 Census, as well as projections for future supply based on land use designations. 	<ul style="list-style-type: none"> Analysis needs to be updated to use latest housing supply data, as well as current growth allocations.
25.	<p>Housing – Goals and Policies: Include goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a).</p>	<ul style="list-style-type: none"> Chapter 4, Page 1: Goal H-1 and its associated policies are established to preserve existing housing stock and provide a variety of new housing types for people at all income levels. 	<ul style="list-style-type: none"> Goals and policies to be updated based on updated needs assessment.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
26.	<p>Housing – Land Supply: Identify sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. RCW 36.70A.070(2)(c)</p>	<ul style="list-style-type: none"> Appendix 4, Page 11: The plan contains an analysis of land supply and project housing units based on the land use designations in effect in December 2002 and comparison with adopted growth targets. 	<ul style="list-style-type: none"> Analysis needs to be updated to use latest housing supply data, as well as current growth allocations.
27.	<p>Housing – Special Housing: Regulations treat a residential structure occupied by persons with handicaps the same as a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410</p>	<ul style="list-style-type: none"> Chapter 4, Page 3: Goal H-3 establishes policies to provide housing for persons with special needs. Chapter 4, Page 4: Implementation measure 13 states that the City should periodically review its policies and regulations to ensure they meet the requirements of the Federal Fair Housing Act and Washington State law to provide equal access to housing for those with special needs. 	
28.	<p>Housing – Manufactured Housing: Manufactured housing regulated no differently than site built housing. RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225</p> <p>A local government may require that manufactured homes (1) new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood; but may not discriminate against consumer choice in housing. (National Manufactured Housing Construction and Safety Standards Act of 1974.)</p>	<ul style="list-style-type: none"> Chapter 4, Page 1: Policy H-1.1 allows for a variety of housing types, including manufactured homes. Chapter 4, Page 4: Implementation Measure 1 allows manufactured homes on individual lots, provided they meet Housing and Urban Development standards. 	
29.	<p>Housing – Affordable Housing: Provisions for existing and projected housing needs of all economic segments of the community. (RCW 36.70A.070(2)(d))</p> <p>If enacting or expanding affordable housing programs under RCW 36.70A.540, the plan identifies certain land use designations within a geographic area where increased residential development will assist in achieving local growth management and housing policies. Examples include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed use projects.</p> <p>WAC 365-196-410(2)(e)(iii) recommends an evaluation of the extent to which the existing and projected market can provide housing at various costs and for various income levels, and an estimation of the present and future populations that would require assistance to obtain housing they can afford. This section should also identify</p>	<ul style="list-style-type: none"> Chapter 4, Page 2: Policy H-1.5 adopts Growth Management Planning Council targets for affordable housing. Chapter 4, Page 3: Goal H-4 and its associated policies direct the City to work with other nearby jurisdictions to develop strategies for accommodating affordable housing in the region. Appendix 4, Pages 3-6: Section A-4.1.5 contains and analysis of housing costs and housing affordability. 	<ul style="list-style-type: none"> Analysis in Appendix 4 is based on data from the 2001 King County Growth Report. Analysis should be updated to reflect current housing cost data.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
	<p>existing programs and policies to promote adequate affordable housing and evaluate their effectiveness.</p> <p>Affordable housing is defined as when the total housing costs, including basic utilities, does not exceed 30 percent of the income limit (for renters, 50 percent or less of the county median family income, adjusted for family-size, and for owners, 80 percent or less of the county median family income, adjusted for family size for owners). WAC 365-196-410(e)(i)(C) (I-V)</p>		
30.	<p>Housing – Accessory Dwelling Units: If the city has a population of over 20,000, or the county has a population of over 125,000, the jurisdiction allows accessory dwelling units (ADUs) in single-family residential areas. RCW 36.70A.400 RCW 43.63A.215(3)</p> <p>See Accessory Dwelling Unit Ordinance Study and Recommendations (1994) available from Commerce. For counties, ADU provisions in rural areas should review decisions from the appropriate hearings board.</p>	<ul style="list-style-type: none"> Chapter 4, Page 3: Policy H-2.3 allows accessory dwelling units, subject to development, design, and occupancy standards. 	<ul style="list-style-type: none"> City may evaluate if Accessory Dwelling Unit regulations could be further enhanced.
31.	<p>Housing – Family Day Care: Family daycare providers are allowed in all residential dwellings located in areas zoned for residential or commercial use and any zoning conditions imposed are no more restrictive than conditions imposed on other residential dwellings in the same zone. RCW 36.70A.450 Family daycare provider means someone who regularly provides child daycare for 12 or fewer children in their home. RCW 43.215.010(c)</p>	<ul style="list-style-type: none"> The plan does not contain any policies specifically regarding daycare providers, but in-home daycare is a permitted use in all residential zones under WMC 21.08.050. 	
32.	<p>Capital Facilities – Land Use Policy Reassessment: Goals and policies relating to capital facilities, levels of service, and regulatory strategies for concurrency to guide decisions are included. (RCW 36.70A.120 and WAC 365-196-415)</p> <p>Adopted levels of service for public services are included.</p> <p>Includes policy to reassess the Land Use Element if probable funding falls short of meeting existing needs and to ensure that the Land Use Element, Capital Facilities Element, and financing plan within the Capital Facilities Element are coordinated and consistent. [RCW 36.70A.070(3)(e) and WAC 365-196-415(2)(d)(iii)(F) recommends that the plan set forth how pending applications for development will be affected while such a reassessment is being undertaken.</p>	<ul style="list-style-type: none"> Chapter 10, Page 7: Section 10.3.3, the Capital Improvement Plan states that the City must reassess the Land Use Element if probably funding for capital projects falls short of costs. 	
33.	<p>Capital Facilities – Inventory: Inventory showing the locations and capacities of existing capital facilities owned by public entities RCW 36.70A.070(3)(a) and WAC 365-196-415(2)(a) recommends the inventory include water, sanitary</p>	<ul style="list-style-type: none"> Chapter 10, Appendix 10: Chapter 10 contains inventories of municipal facilities, as well as parks, trails, schools, and fire district facilities located in 	<ul style="list-style-type: none"> This inventory has not been updated since 2002. It should be updated to reflect current facilities.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
	sewer, stormwater, solid waste management, school, park, and recreation facilities, police and fire protection facilities. The element should reference water or other system plans, indicate locations of facilities, and show where systems currently have unused capacity. Public services and facilities are defined in RCW 36.70A.030(12) and (13).	Woodinville.	
34.	Capital Facilities – Forecast of Future Needs: RCW 36.70A.070(3)(b) requires a forecast of future needs, and WAC 365-196-415 (b) recommends the forecast be based on projected population densities, and distribution of growth over the planning period. This section should consider whether the jurisdiction has sufficient water rights, sewage treatment, or other needed public facilities to support the plan's projected 20-year growth. This may also consider system management or demand management strategies to meet forecast need.	<ul style="list-style-type: none"> Chapter 10, Appendix 10: Each inventory section is accompanied by a concurrency analysis and/or analysis of projected future needs. 	<ul style="list-style-type: none"> Projections were prepared in 2005-2009. Projected future need should be updated based on current facilities inventories and growth allocations.
35.	Capital Facilities – Proposed Locations and Capacities of Expanded or New Capital Facilities: RCW 36.70A.070(3)(c) requires proposed locations and capacities, and WAC 365-196-415 (3)(C) suggests that the phasing schedule in the Land Use Element should dictate when and where capital facilities will be needed over the 20-year life of the plan. Consider if the concurrency ordinance or other mechanisms have been effective in providing public facilities and services concurrent with development.	<ul style="list-style-type: none"> Chapter 10, Pages 21-37 and Table 10-27: Capital improvement projects are listed with associated cost estimates. However, some of these project lists have not been updated since 2002. 	<ul style="list-style-type: none"> Update Capital Improvement Project list with most current information.
36.	Capital Facilities – Six-Year Financing Plan: At least 6-year plan to finance planned capital facilities within projected funding capacities, and identification of sources of public money for such purposes. (RCW 36.70A.070(3)(d), RCW 36.70A.120 and WAC 365-196-415(c)(i)) This CFP should include all public expenditures for capital expenses including water, sewer, transportation, etc. WAC 365-196-415(2)(c)(ii) suggests that the plan be updated at least biennially so that financial planning remains sufficiently ahead of the present for concurrency to be evaluated. For a list of funding sources, see http://www.infracfunding.wa.gov/ and www.awcnet.org .	<ul style="list-style-type: none"> Chapter 10, Pages 8-13: The plan contains a discussion of City revenue options and forecasts for the 2003-2008 period. 	<ul style="list-style-type: none"> Update with latest 6-Year Financing Plan.
37.	Capital Facilities – Impact Fees: If impact fees are collected, the public facilities for which money is to be spent on are included in this element. RCW 82.02.050(4) and WAC 365-196-850	<ul style="list-style-type: none"> Chapter 10, Page 10: Transportation and Park impact fees are enumerated in Tables 10-8 and 10-9, respectively. 	<ul style="list-style-type: none"> Data is for 2003-2008 CIP cycle. Update with latest information.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
38.	<p>Utilities – Inventory: The general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. RCW 36.70A.070(4). WAC 365-195-420 recommends goals and policies relating coordination in construction, permits, utility corridor use and management. Counties and cities should evaluate whether any utilities should be identified as essential public facilities in case of siting difficulties.</p>	<ul style="list-style-type: none"> Appendix 11, Pages 1-14: The Appendix to the Utilities Element contains an inventory of water, sewer, solid waste, electric, and natural gas utility infrastructure in the City. No inventory is provided for stormwater. 	<ul style="list-style-type: none"> The included inventory has not been updated since 2002. Updated information should be incorporated.
39.	<p>Transportation – Goals and Policies: The element includes goals and policies for roadways; fixed route and demand response public transit; bicycle and pedestrian travel; water, rail, air, and industrial port and intermodal facilities; passenger and freight rail; and truck, rail, and barge freight mobility. (WAC 365-196-430(2)(b))</p>	<ul style="list-style-type: none"> Chapter 9, Pages 4-14: The Transportation Element includes goals and policies addressing roads, transit, and non-motorized facilities. Water, rail, air, and industrial port facilities are not specifically addressed, but port and air facilities are not present in Woodinville. 	<ul style="list-style-type: none"> Update as appropriate to incorporate 2009 Transportation Master Plan.
40.	<p>Transportation – Inventory: An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports to define existing capital facilities and travel levels as a basis for future planning. (RCW 36.70A.070 (6)(a)(iii)(A)).</p> <p>WAC 365-196-430(2)(c) provides recommendations for meeting inventory requirements.</p>	<ul style="list-style-type: none"> Appendix 9 contains a detailed inventory of transportation facilities in the City, as of 2002. 	<ul style="list-style-type: none"> Update the inventory to reflect 2009 Transportation Master Plan and where resources allow current conditions.
41.	<p>Transportation – Land Use Assumptions: The element includes land use assumptions used in estimating travel. (RCW 36.70A.070(6)(a)(i)).</p> <p>WAC 365-196-430(2)(a)(i) recommends counties and cities use consistent land use assumptions, population forecasts, and planning periods for both the land use and transportation elements.</p>	<ul style="list-style-type: none"> Appendix 9, Page 5. The Transportation Element states that future projections of traffic conditions are based on the population projections described in the Land Use and Housing Elements, but no specific discussion of land use assumptions is included. 	<ul style="list-style-type: none"> Update Appendix to make the connection between land use assumptions and transportation conditions explicit.
42.	<p>Transportation – Levels of Service: The element includes regionally coordinated level of service (LOS) standards for all arterials and transit routes to gauge the performance of the system, LOS for highways of statewide significance, and LOS for other state highways consistent with the regional transportation plan. (RCW 36.70A.070(6)(a)(iii)(B))</p> <p>WAC 365-196-430(2)(e)(v) recommends LOS reflect access, mobility, mode-split and capacity goals. WAC 365-196-430(2)(e)(vi) recommends measurement methodology and standards vary based on the urban or rural character of the surrounding area. Also, balance community character, funding capacity, and traveler expectations through a variety of suggested methods. In urban areas, WAC 365-196-</p>	<ul style="list-style-type: none"> Chapter 9, Page 7: While specific LOS standards are not listed in the Comprehensive Plan, Goal T-4 establishes direction for the City to adopt LOS standards that meeting GMA requirements, and Policy T-4.1 states that only development consistent with the LOS standards of the zoning code should be approved. Chapter 9, Page 7: Policy T-4.2 encourages cooperation with neighboring cities and counties to comply with GMA's concurrency and LOS 	<ul style="list-style-type: none"> Update as appropriate to incorporate 2009 Transportation Master Plan.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
	430(2)(e)(vii) recommends some methodologies for analyzing the transportation system from a comprehensive, multimodal perspective. See Coordinating Transportation and Growth Management Planning (1998 Legislation HB: 1487 – “Level of Service Bill),” WSDOT and CTED, 1998.	requirements.	
43.	<p>Transportation – Concurrency: The element identifies specific actions and requirements for bringing into compliance locally owned transportation facilities and services that are below an established LOS standard. (RCW 36.70A.070(6)(a)(iii)(D) and WAC 365-196-430(2)(g)) Concurrency policies are consistent with RCW 36.70A.070(6)(b), and multimodal improvements are considered RCW 36.70A.108. Strategies such as increased public transit, ride sharing programs, and other multimodal strategies may be used to ensure that development does not cause service to decline on a locally owned facility below adopted levels of service.</p> <p>If required, a commute trip reduction plan to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted consistent with the comprehensive plan and submitted to the regional transportation planning organization. (RCW 70.94.527.)</p> <p>The element includes policies and provisions consistent with regional efforts to reduce criteria pollutants from mobile sources. WAC 173-420-080 If the planning area is within a National Ambient Air Quality Standards nonattainment area, WAC 365-196-430(2)(d) recommends including a map of the nonattainment area, severity of the violation, and measures to be implemented consistent with the state implementation plan for air quality.</p>	<ul style="list-style-type: none"> Appendix 9, Page 8: Section A-9.3.7 briefly discusses concurrency, but no specific policies are provided. 	<ul style="list-style-type: none"> Revise Transportation Element to more fully address concurrency in compliance with this requirement. Incorporate 2009 Transportation Master Plan.
44.	<p>Transportation – TDM Strategies: The element describes existing and planned transportation demand management (TDM) strategies, such as HOV lanes, parking policies, high occupancy vehicle subsidy programs, etc. RCW 36.70A.070(6)(a)(vi). WAC 365-196-430(2)(i) provides suggested TDM strategies.</p>	<ul style="list-style-type: none"> Chapter 9, Page 11: Goal T-7 and its associated policies establish TDM strategies for the City. 	<ul style="list-style-type: none"> Update the discussion of TDM with current information on employers.
45.	<p>Transportation – Bicycle and Pedestrian Planning: The element includes a pedestrian and bicycle component. (RCW 36.70A.070(6)(a)(vii)).</p> <p>WAC 365-196-430(2)(j) recommends jurisdictions inventory existing pedestrian and bicycle facilities, and identify and plan improvements for facilities. Improvements could focus on safe routes to school, hazard areas, or pedestrian-generating areas, and should be funded in capital facility or transportation improvement plans.</p>	<ul style="list-style-type: none"> Chapter 9, Page 10: Goal T-6 establishes policies for non-motorized transportation, including bicycles and pedestrians. Chapter 9, Page 2: Includes a brief description of existing non-motorized transportation facilities. Appendix 9, Page 3-4 includes a brief inventory of non-motorized facilities. 	<ul style="list-style-type: none"> Update inventory with current information.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
46.	Transportation – 10-Year Traffic Forecast: The element includes a forecast of traffic for at least 10 years, based on the Land Use Element, to provide information on the location, timing, and capacity needs of future growth. (RCW 36.70A.070(6)(a)(iii)(E)). WAC 365-196-430(2)(f) suggests including bicycle, pedestrian or planned transit service in a multimodal forecast. Forecasts should be consistent with regionally adopted strategies and plans.	<ul style="list-style-type: none"> Appendix 9, Page 5: Section A-9.2 discusses trends and projections through 2020, based on modeling adapted from the City of Bothell's transportation model. 	<ul style="list-style-type: none"> Provide updated discussion of modeling basis and updated traffic projections.
47.	Transportation – Future Needs: The element identifies state and local system expansion needs to meet current and future demands. (RCW 36.70A.070(6)(a)(iii)(F)). WAC 365-196-430(2)(f) recommends including bicycle, pedestrian or planned transit service in needs.	<ul style="list-style-type: none"> Chapter 9, Table 9-1 includes the City's 20-Year Transportation Improvement Plan, which lists proposed improvement projects as of 2002. 	<ul style="list-style-type: none"> Update the TIP for the current planning period.
48.	Transportation – Funding Analysis: The element analyzes the funding capability to judge needs against probable funding resources. (RCW 36.70A.070(6)(a)(iv)(A)). WAC 365.196-430(2)(k)(iv) recommends counties and cities consider the cost of maintaining facilities when considering new facilities.	<ul style="list-style-type: none"> Funding analysis is not provided in the Transportation Element. 	<ul style="list-style-type: none"> Update the element to include a funding analysis. 2009 Transportation Master Plan addresses impact fees, and defers revenue analysis to CFP.
49.	Transportation – Funding Program: A multiyear financing plan is included in the element based on the needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. (RCW 36.70A.070(6)(a)(iv)(B)). WAC 365-196-430(2)(k)(ii) recommends that the horizon year be the same as the time period for the travel forecast and identified needs.	<ul style="list-style-type: none"> Chapter 10, Pages 9-10: Tables 10-4 and 10-10-8 forecast Street Fund and Transportation Mitigation Fee Fund revenues over the 2002-2008 period. 	<ul style="list-style-type: none"> Update the revenue forecasts in the Capital Facilities Element and include a detailed funding program in the Transportation Element. (Consider a focus for fiscal analysis.)
50.	Transportation – Funding Shortfall Strategy: If probable funding falls short of meeting identified needs, there is a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. (RCW 36.70A.070(6)(a)(iv)(C)). WAC 365-196-430(2)(l)(ii) states that this review must take place, at a minimum, as part of the eight-year periodic review and update and update of UGAs [eight years per 2011 amendments to RCW 36.70A.130]. Several choices for addressing funding shortfalls are provided.	<ul style="list-style-type: none"> The Transportation Element does not contain a discussion of the City's transportation improvement funding shortfall strategy. See also Row 32 	<ul style="list-style-type: none"> Update the Transportation Element with a discussion of this shortfall strategy. (Consider a focus for fiscal analysis.)

#	GMA Requirement	Page # and How Addressed	Update action, if needed
51.	<p>Transportation – Intergovernmental Coordination: The element discusses intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions. (RCW 36.70A.070(6)(a)(v)).</p> <p>WAC 365-196-430(2)(a)(iv) recommends developing transportation elements using the county-wide planning policies to ensure they are coordinated and consistent with the comprehensive plans of other counties and cities sharing common borders.</p>	<ul style="list-style-type: none"> Chapter 9, Page 12: Goal T-8 promotes coordination with other local, regional, and State jurisdictions on transportation issues, but no analysis of impacts on neighboring jurisdictions is included. 	<ul style="list-style-type: none"> Include discussion of impacts on neighboring jurisdictions.
52.	<p>Transportation – RTPPO Certification: The element discusses how the transportation plan implements and is consistent with the land use element, and how it is consistent with the regional transportation plan. (RCW 36.70A.070(6)).</p> <p>WAC 365-196-430(2)(a)(i) recommends that consistent land use assumptions, population forecasts, and planning periods should be used for both the land use and transportation elements.</p> <p>WAC 365-196-430(2)(a)(iii) recommends considering consistency with the regional transportation plan during development and review of the transportation element to facilitate certification of the element by the regional transportation planning organization. RCW 47.80.23(3) and RCW 47.80.026</p>	<ul style="list-style-type: none"> Chapter 9, Page 4: Policy T-1.1 addresses cooperation with neighboring jurisdictions and the regional transit authority, but certification by the RTPPO and consistent use of land use assumptions is not addressed. 	<ul style="list-style-type: none"> Update element to include discussion of PSRC and <i>Transportation 2040</i>.
53.	<p>Economic Development – Summary of Local Economy: A summary of the local economy such as population, employment, payroll, sectors, businesses, and sales. (RCW 36.70A.070(7)(a)).</p> <p>WAC 365-196-435(2)(a) recommends using population information consistent with the land use and housing elements. Employment, payroll, and other economic information is available from state and federal agencies. Consider gathering data and information for your community data profile pertaining to business, transportation, labor, real estate, utilities, incentives, regulatory, government, and quality of life. See Commerce’s Guidebook on Economic Development (2005).</p>	<ul style="list-style-type: none"> Appendix 6, Pages 1-16: The appendix to the Economic Development Element contains a detailed description of economic conditions in Woodinville as of 2002. 	<ul style="list-style-type: none"> Update discussion to reflect recent conditions and ensure that growth projections and land use assumptions are consistent with the Land Use and Housing elements. (Resources; Buxton Study, Gateway Study, City ED strategic plan)

#	GMA Requirement	Page # and How Addressed	Update action, if needed
54.	<p>Economic Development – Economic Strengths and Weaknesses: A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources. (RCW 36.70A.070(7)(b)).</p> <p>WAC 365-196-435(2)(b) recommends consulting with local development organizations, economic development councils, or economic development districts. Methods for identifying strengths and weaknesses include shift-share analysis, identify of industry clusters, public input, and asset mapping.</p>	<ul style="list-style-type: none"> Appendix 6 contains a detailed description of economic conditions in Woodinville, including economic development opportunities and regional context. 	<ul style="list-style-type: none"> Update discussion to reflect recent conditions and economic projections for the current planning period. (Resources; Buxton Study, Gateway Study, City ED strategic plan)
55.	<p>Economic Development – Fostering Growth: Identification of policies, programs, and projects to foster economic growth and development and to address future needs. (RCW 36.70A.070(7)(c)).</p> <p>WAC 365-196-435(2)(c) recommends identify policies, programs and projects that address identified weaknesses or capitalize on strengths identified by the community. Consider using performance targets to measure success.</p>	<ul style="list-style-type: none"> Chapter 6, Page 3: Goals ED-3 and ED-4 are aimed at addressing potential shortages of commercial and industrial land in the City, as well as supporting existing commercial districts to foster growth. 	<ul style="list-style-type: none"> Update policies to reflect recent studies and plans: Buxton Study, Gateway Study, City ED strategic plan.
56.	<p>Parks and Recreation – Goals and Policies: Goals and policies to guide decisions regarding facilities.</p> <p>WAC 365-196-440(2)(b) recommends a visioning process to engage the public in identifying needs, evaluating existing recreational opportunities, and developing goals for the parks and recreation element.</p>	<ul style="list-style-type: none"> Chapter 7, Pages 1-3: Goals PRO-1 through PRO-4 establish policy direction for provision of parks and recreational facilities. The City also maintains a Parks, Recreation, and Open Space Plan. 	<ul style="list-style-type: none"> Update both the inventory in the Parks and Recreation Element and the PRO Plan to reflect current conditions using 2014 PRO Plan Update material.
57.	<p>Parks and Recreation – Demand Estimates: Estimates of park and recreation demand for at least a ten-year period based on adopted levels of service and population growth. (RCW 36.70A.070(8)(a)).</p> <p>WAC 365-196-440(2)(c) recommends establishing levels of service standards that reflect community goals. LOS should focus on those aspects that relate most directly to growth and development.</p>	<ul style="list-style-type: none"> The Parks and Recreation Element contains a brief qualitative discussion of future demand for recreational facilities, but does not contain detailed projections. 	<ul style="list-style-type: none"> Update narrative with projections for future parks and recreation facility demand based on adopted growth allocations and LOS standards using 2014 PRO Plan Update material.
58.	<p>Parks and Recreation – Evaluation of Facilities: An evaluation of facilities and service needs over the planning period. (RCW 36.70A.070(8)(b)).</p> <p>WAC 365-196-440(2)(d) lists factors to consider when estimating demand for parks, open space and recreational services.</p>	<ul style="list-style-type: none"> Chapter 7, Page 4: The element contains an inventory of current park and recreation facilities, but it does not include an assessment of their adequacy to serve future growth. 	<ul style="list-style-type: none"> Update inventory for recent conditions and update element with an evaluation of facility adequacy compared to projected demand using 2014 PRO Plan Update material.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
59.	<p>Parks and Recreation – Intergovernmental Coordination: An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand. (RCW 36.70A.070(8)(c)).</p> <p>WAC 365-196-440(2)(f) recommends identifying other local, statewide and regional recreation plans for future facilities and opportunities for public and private partnerships to meet regional demand.</p>	<ul style="list-style-type: none"> The Parks and Recreation element does not specifically address intergovernmental coordination. 	<ul style="list-style-type: none"> Add discussion of regional recreation needs and potential for intergovernmental coordination.
60.	<p>Parks and Recreation – Consistency with Capital Facilities Element: The element is consistent with and is a part of the Capital Facilities Element as it relates to park and recreation facilities. (RCW 36.70A.070(3)(e)).</p> <p>WAC 365-196-440(2)(e) recommends identification of future facilities and services consistent with the land use and capital facilities elements. WAC 365-196-440(2)(g)(iii) recommends identifying strategies for financing in the parks and recreation element, a separate parks plan, or the capital facilities element.</p>	<ul style="list-style-type: none"> Both the Parks and Capital Facilities elements need to be updated to reflect current conditions and currently planned projects. 	<ul style="list-style-type: none"> When updating the Capital Facilities and Parks elements, ensure that planned park projects are accurately reflected in the Capital Improvement Plan.
61.	<p>Shoreline – SMP Goals and Policies: SMP goals and policies included in the comprehensive plan. (RCW 36.70A.480.)</p> <p>When a jurisdiction updates its SMP consistent with Ecology’s new guidelines (Chapter 173-26 WAC), and according to a schedule in RCW 90.58.080, protection for critical areas within shorelines is transferred from the critical areas ordinance to the SMP. Protection must be at least equal to that from the CAO under the GMA. See Questions and Answers on ESHB 1933 for assistance.</p>	<ul style="list-style-type: none"> The Comprehensive Plan does not currently contain a Shoreline Element. 	<ul style="list-style-type: none"> Add goals and policies from the SMP to the Comprehensive Plan.
62.	<p>Essential Public Facilities – Siting Process: The plan includes a process or criteria for identifying and siting essential public facilities (EPFs). EPFs include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. [RCW 36.70A.200(1)] WAC 365-196-550 suggests a potential process.</p>	<ul style="list-style-type: none"> Chapter 3, Page 3: Goal LU-5 establishes a process for siting essential public facilities. 	<ul style="list-style-type: none"> Update as needed to reflect Countywide Planning Policies.
63.	<p>Essential Public Facilities – TFSS and SCTF: State or regional transportation facilities and services of statewide significance (TFSS) and secure community transition facilities (SCTF) (defined in RCW 71.09.020(14)) have been added to list of EPFs. (RCW 36.70A.200.)</p> <p>WAC 365-196-550(d) provides a list of essential public facilities.</p>	<ul style="list-style-type: none"> Chapter 3, Pages 3-6 	<ul style="list-style-type: none"> Add TFSS and SCTF to the definition of Essential Public Facilities, and update policies to reflect this.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
64.	<p>Essential Public Facilities – Preclusion Policy: Policies that address the statutory requirement that no comprehensive plan may preclude the siting of essential public facilities. (RCW 36.70A.200(5).) WAC 365-196-550(3) list types of comprehensive plan provisions or development regulations that could make the siting of an essential public facility impossible or impracticable.</p>	<ul style="list-style-type: none"> Chapter 3, Page 4: Policy LU-5.3.3 states that nothing in the Comprehensive Plan shall be interpreted to allow preclusion of essential public facilities. 	
65.	<p>Essential Public Facilities – OFM List of Facilities: Jurisdiction considered the Office of Financial Management’s list of essential state public facilities that are required or likely to be built within the next six years. (RCW 36.70A.200(4).)</p>	<ul style="list-style-type: none"> No reference is made to the OFM list of proposed facilities. 	<ul style="list-style-type: none"> Update Capital Facilities or other appropriate Element to include a policy to account for OFM-proposed facilities.
66.	<p>Public Participation – Public Participation Ensured: Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140. WAC 365-196-600(3) provides a list of possible public participation choices.</p>	<ul style="list-style-type: none"> Chapter 1, Page 5: A description of the public participation process for adoption of the 2002 plan is included. No specific policies regarding public participation are included. 	<ul style="list-style-type: none"> Add policies regarding public participation.
67.	<p>Public Participation – Amendments: The plan describes the process for making amendments. (RCW 36.70A.130(2)(a).) WAC 365-196-600 provides a list of suggestions for meeting the public participation requirements. Once established, the public participation plan must be broadly disseminated. Plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2). (WAC 365-196-640)</p>	<ul style="list-style-type: none"> The plan does not currently describe the amendment process in detail, but this process is described in Chapter 21.01 of the Woodinville Municipal Code. A general discussion of plan amendments is in Chapter 2, Pages 6-7. 	<ul style="list-style-type: none"> Add more detailed discussion of this topic.
68.	<p>Public Participation – Emergency Amendments: Plan sets out a procedure for adopting emergency amendments and defines emergency. (RCW 36.70A.130(2)(b) and RCW 36.70A.390.) WAC 365-196-650(4) states that public notice and an opportunity for public comment must precede the adoption of emergency amendments to the comprehensive plan. Provisions in RCW 36.70A.390 apply only to moratoria or interim development regulations. They do not apply to comprehensive plans amendments. If a comprehensive plan amendment is necessary, counties and cities should adopt a moratoria or interim zoning control. The county or city should then consider the comprehensive plan amendment concurrently with the consideration of permanent amendments and only after public notice and an opportunity for public comment.</p>	<ul style="list-style-type: none"> The plan does not currently discuss emergency amendments, but provisions for emergency amendments are set forth in WMC 21.01.140. 	<ul style="list-style-type: none"> Add more detailed discussion of this topic.

#	GMA Requirement	Page # and How Addressed	Update action, if needed
69.	<p>Public Participation – Monitoring: Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comprehensive plan's goals and the goals of the GMA.</p> <p>WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p>	<ul style="list-style-type: none"> Each element contains a section on monitoring to ensure that the Comprehensive Plan's policies are working effectively. 	<ul style="list-style-type: none"> Update monitoring approach to reflect updated elements.

Audit: PSRC VISION 2040

This Audit is based on requirements from the Puget Sound Regional Council (PSRC) VISION 2040 regional growth strategy. PSRC publishes a set of reporting tools for local jurisdictions to assist in achieving consistency with the provisions of VISION 2040. This audit is based on the PSRC checklist for local comprehensive plans. N/A means not applicable.

#	PSRC Checklist Item	Page # and How Addressed	Update action, if needed
1.	VISION 2040 Statement: A VISION 2040 statement of how the comprehensive plan addresses the multicounty planning policies and the planning requirements in the Growth Management Act is included.	<ul style="list-style-type: none"> Chapter 2, Page 5: The plan contains a statement regarding VISION 2020, which has been superseded by VISION 2040. 	<ul style="list-style-type: none"> Update discussion to comply with VISION 2040.
2.	General Multicounty Planning Policies – Coordination: Describe planning coordination with other jurisdictions and agencies (including, where appropriate tribes) (MPP-G-1)	<ul style="list-style-type: none"> Chapter 2, Page 5: The plan describes the Multicounty Planning Policies in effect as of 2002. 	<ul style="list-style-type: none"> Update discussion to describe current Multi-County Planning Policies and add discussion of coordination with other jurisdictions.
3.	General Multicounty Planning Policies – Infrastructure Funding: Describe efforts to identify existing and new funding for infrastructure and services. (MPP-G-4)	<ul style="list-style-type: none"> Chapter 10, Pages 7-14: The Capital Facilities Element contains a detailed discussion of funding sources for infrastructure and services. 	<ul style="list-style-type: none"> Update discussion to latest available information and CIP cycle.
4.	Environment – Stewardship: Address the natural environment in all aspects of local planning, basing decision-making on the environmental best-information available; incorporate regionwide planning initiatives, such as the Department of Ecology’s water resource inventory areas (WRIA) process – or actions based on guidance from the International Council for Local Environmental Initiatives (ICLEI) (MPP-En-1 through 7; En-Action-11)	<ul style="list-style-type: none"> Chapter 12, Pages 1-7: The plan contains an Environmental Element that contains policies to protect natural resources and reduce waste. 	
5.	Environment – Earth & Habitat: <ul style="list-style-type: none"> Identify open space areas and develop programs for protecting and/or acquiring these areas (MPP-En-8 and 9) Coordinate planning for critical areas and habitat with adjacent jurisdictions (MPP-En-9 through 11) Include provisions for protecting and restoring native vegetation (MPP-En-12) 	<ul style="list-style-type: none"> Figure 3-2: The Future Land Use Map identifies open space for future protection and/or acquisition. Chapter 12, Goals ENV-3, ENV-4, and ENV-6 promote protection of critical areas and preservation of native vegetation areas. Implementation strategies 9, 10,15, and 28 also promote this. 	<ul style="list-style-type: none"> The plan does not currently contain a discussion of cooperative planning with adjacent jurisdictions for critical areas. Add this.
6.	Environment – Water Quality: Take actions to maintain hydrological functions within ecosystems and watersheds, including restoration of shorelines and estuaries, as well as reducing pollution in water (MPP-En-13)	<ul style="list-style-type: none"> Chapter 12, Page 3: Goal ENV-5 and its associated policies are directed at protection of water quality. 	

#	PSRC Checklist Item	Page # and How Addressed	Update action, if needed
	through 16)		
7.	Environment – Air Quality: <ul style="list-style-type: none"> • Include policies and implementation actions to address federal and state clean air laws and the reduction of pollutants including greenhouse gases (MPP-En-17 through 19) • Incorporate the Puget Sound Clean Air Agency’s adopted growth management policies into the comprehensive plan (see Appendix-E-1) (MPP-En-17 through 19) 	<ul style="list-style-type: none"> • Chapter 12, Page 3: Goal ENV-7 and its associated policies promote compliance with regional air quality standards and reduction of air pollutants. • Chapter 12, Page 6: Implementation Strategy 35 promotes the establishment of a Puget Sound Air Pollution Control Agency monitoring station in Woodinville. 	<ul style="list-style-type: none"> • Add explicit discussion of compliance with State and Federal clean air laws. • Reference PSRC Clean Air Agency growth management policies.
8.	Environment – Climate Change: Include specific provisions to reduce greenhouse gas emissions; include provisions addressing adaptation to the effects of climate change (MPP-En-16, 20 through 25. MPP-DP-45, MPP-T-5 through 7; MPP-PS-1, 12, 13; RCW 80.80.020)	<ul style="list-style-type: none"> • Chapter 12, Pages 1-3: Goals ENV-2 and ENV-7 promote energy efficiency and protection of air quality, including reduction of vehicle emissions. 	<ul style="list-style-type: none"> • Use available federal, state, and regional information to identify the tools that help manage GHG such as CBD and TBD mixed use development.
9.	Development Patterns – Urban: <ul style="list-style-type: none"> • Document growth targets for population (expressed in housing units) and for employment (MPP-DP-3) • Include provisions to develop compact urban communities and central places with densities that support transit and walking. (MPP-DP-14) • Identify underused land and have provisions for redevelopment in a manner that supports the Regional Growth Strategy(MPP-DP-15) 	<ul style="list-style-type: none"> • Chapter 3, Pages 6-7: <ul style="list-style-type: none"> ○ Goal LU-6 promotes pedestrian-oriented, multi-modal transportation for the downtown area. ○ Goal LU-7 promotes mixed-use development in the downtown area. ○ Goals LU-8 and LU-9 establish the downtown as an urban node with higher density and a mix of uses. 	<ul style="list-style-type: none"> • Growth targets and land capacity are discussed in Appendix 3, which was last updated in 2003. This analysis needs to be updated to use current growth allocations and buildable lands data.
10.	Development Patterns – Centers: <ul style="list-style-type: none"> • Identify one or more central places as locations for more compact, mixed-use development (MPP-DP-11) • Demonstrate how funding has been prioritized to advance development in centers and central places (MPP-DP-7, 10, 13; MPP-T-12; MPP-H-6) 	<ul style="list-style-type: none"> • Chapter 3, Page 7: Goals LU-8 and LU-9 establish the downtown as an urban node with higher density and a mix of uses. 	<ul style="list-style-type: none"> • Woodinville does not have a specific designated regional center.
11.	Development Patterns – Unincorporated Urban Areas: Include policies and programs to address annexation and the orderly transition of unincorporated areas to city governance (MPP-DP-18)	<ul style="list-style-type: none"> • Chapter 3, Page 6: Goal LU-11 addresses annexation of appropriate areas to the City. 	
12.	Development Patterns – Resource Lands: Identify steps to limit development in resource areas. (MPP-DP-29 through 32)	<ul style="list-style-type: none"> • N/A – The City does not contain any designated resource lands. 	
13.	Development Patterns – Regional Design: <ul style="list-style-type: none"> • Incorporate design provisions in local plans and regulations that apply the Transportation 	Chapter 8: <ul style="list-style-type: none"> • Guidelines for energy-efficient building are 	

#	PSRC Checklist Item	Page # and How Addressed	Update action, if needed
	<p>2040 Physical Design Guidelines (Transportation 2040 Physical Design Guidelines)</p> <ul style="list-style-type: none"> ● Include guidelines for environmentally friendly and energy-efficient building (MPP-DP-33 through 42) ● Preserve historic, visual, and cultural resources (MPP-DP-34) ● Ensure that the design of public buildings contributes to a sense of community. (MPP-DP-38) 	<p>contained in Chapter 12 (Goals ENV-2, ENV-8, and Implementation Strategies 8 and 42).</p> <ul style="list-style-type: none"> ● Historic, visual, and cultural resources are protected by Chapter 8, Goals CD-1, CD-2, and CD-3. ● Public building design is directed by Goal CD-5. 	
14.	<p>Development Patterns – Health and Active Living: Include health provisions that address (a) healthy environment, (b) physical activity and well-being, and (c) safety (MPP-DP-43 through 47; MPP-En-3, 19. MPP-T-4, 7, 11, 15, 16)</p>	<ul style="list-style-type: none"> ● The Parks and Recreation Element (Chapter 7) generally addresses provision of recreation resources to encourage active lifestyles. 	<ul style="list-style-type: none"> ● Include additional policies in the Parks and Land Use elements specifically targeted at urban form as a means to promote healthy living and active lifestyles.
15.	<p>Housing:</p> <ul style="list-style-type: none"> ● Include provisions to increase housing production opportunities, including diverse types and styles for all income levels and demographic groups (MPP-H-1 through 9) ● Include provisions to address affordable housing needs (MPP-H-1 through 9) ● State how regional housing objectives in VISION 2040 are being addressed – including housing diversity and affordability, jobs-housing balance, housing in centers, and flexible standards and innovative techniques (H-Action-1 and 2) 	<ul style="list-style-type: none"> ● Chapter 4, Page 1: Goal H-1 promotes preservation of existing housing and neighborhoods to provide housing opportunities for all economic segments of the population. ● Chapter 4, Page 2: Policy H-1.5 adopts Growth Management Planning Council targets for affordable housing. ● Chapter 4, Page 3: Goal H-4 and its associated policies direct the City to work with other nearby jurisdictions to develop strategies for accommodating affordable housing in the region. ● Appendix 4, Pages 3-6: Section A-4.1.5 contains and analysis of housing costs and housing affordability. 	<ul style="list-style-type: none"> ● Update Housing Element narrative to include discussion of VISION 2040 regional objectives.
16.	<p>Economic Development:</p> <ul style="list-style-type: none"> ● Include an economic development element that addresses: business, people, and places (Ec-Action-6; see MPP-Ec-1 through 22) ● Include provisions that address industry clusters (MPP-Ec-3) ● Focus retention and recruitment efforts on business that provide family wage jobs, industry clusters that export goods and services, and small/start up companies that are locally owned (MPP-Ec-1, 3, 4, 5) ● Include provisions and programs for distressed areas or areas with disadvantaged 	<ul style="list-style-type: none"> ● Appendix 6 contains a detailed description of economic conditions in Woodinville, including economic development opportunities and regional context. ● Chapter 6, Page 1: Goal ED-1 promotes the retention and recruitment of new businesses. ● Chapter 6, Page 2: Goal ED-2 promotes high-quality housing for a mix of income 	<ul style="list-style-type: none"> ● Add policies promoting the use of economic development as means to improve distressed areas or assist disadvantaged populations.

#	PSRC Checklist Item	Page # and How Addressed	Update action, if needed
	<p>populations (MPP-Ec-11, 12)</p> <ul style="list-style-type: none"> • Ensure adequate housing growth in centers working collaboratively with the private sector – through the provision of infrastructure (MPP-Ec-6, 18, 20) 	<p>levels as a means to be attractive to a highly qualified workforce.</p> <ul style="list-style-type: none"> • Chapter 6, Page 3: Goals ED-3 and ED-4 are aimed at addressing potential shortages of commercial and industrial land in the City, as well as supporting existing commercial districts to foster growth. 	
17.	<p>Public Services:</p> <ul style="list-style-type: none"> • Include provisions to promote more efficient use of existing services, such as waste management, energy, and water supply, through conservation – including demand management programs and strategies (MPP-PS-3, 7, 8, 11, 12, 13, 19) • Include provisions to promote renewable energy and alternative energy sources (MPP-PS-12, 13; MPP-En-21 through 23; MPP-T-6) • Include provisions to meet long-term water needs, including conservation, reclamation and reuse (MPP-PS-17 through 20; MPP-En-25) 	<ul style="list-style-type: none"> • Chapter 11, Page 1: Goal U-1 promotes enhanced public service efficiency and quality through coordination between utility providers. • Chapter 11, Page 5: Goal U-5 encourages energy efficiency, use of renewable technologies, and land use decisions that promote energy conservation. • Chapter 11, Page 3: Policy U-2.4 encourages water conservation strategies. 	<ul style="list-style-type: none"> • Include additional information about long-term water supply planning and conservation strategies.
18.	<p>Transportation – Maintenance, Management and Safety:</p> <ul style="list-style-type: none"> • Develop clean transportation programs and facilities, including actions to reduce pollution and greenhouse gas emissions from transportation (MPP-T-5 through 7) • Incorporate environmental factors into transportation decision-making, including attention to human health and safety (MPP-DP-44; MPP-T-7) • Identify stable and predictable funding sources for maintaining and preserving existing transportation facilities and services (MPP-G-4, 5; MPP-T-33) • Include transportation system management and demand management programs and strategies (MPP-T-2, 3, 11, 23, 24) • Identify transportation programs and strategies for security and emergency responses (MPP-T-8) 	<ul style="list-style-type: none"> • Chapter 9, Pages 3-4: The City's Operations and Maintenance are described in Section 9.1.2.11. • Chapter 9, Page 13: Goal T-10 addresses transportation health and safety. • Chapter 9, Page 2: Funding is described in Section 9.1.7. • Chapter 9, Page 23: The City's Transportation Demand Management and Parking Plan are described in Section 9.3.2.5. 	<ul style="list-style-type: none"> • Provide additional policies related to security and emergency response.
19.	<p>Transportation – Supporting the Growth Strategy:</p> <ul style="list-style-type: none"> • Focus system improvements to support existing and planned development as allocated by the Regional Growth Strategy (MPP-T-9 through 22) 	<ul style="list-style-type: none"> • Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation, which encourages pedestrian travel. 	<ul style="list-style-type: none"> • Update Transportation Improvement Plan. • Include additional policies regarding complete streets, context-sensitive design of transportation facilities, and promotion of mixed-use development.

#	PSRC Checklist Item	Page # and How Addressed	Update action, if needed
	<ul style="list-style-type: none"> ● Prioritize investments in centers (MPP-T-12; MPP-DP-7, 10, 13; MPP-H-6) ● Invest in and promote joint- and mixed-use development (MPP-T-10) ● Include complete street provisions and improve local street patterns for walking and biking (MPP-T-14 through 16) ● Design transportation facilities to fit the community in which they are located (“context-sensitive design”); use urban design principles when developing and operating transportation facilities in cities and urban areas (MPP-T-20, 21) 		
20.	<p>Transportation – Greater Options and Mobility:</p> <ul style="list-style-type: none"> ● Invest in alternatives to driving alone (MPP-T-23, 24) ● Ensure mobility of people with special needs (MPP-T-25) ● Avoid new or expanded facilities in rural areas (MPP-T-28; MPP-DP-27) ● Include transportation financing methods that sustain maintenance, preservation, and operations of facilities. (MPP-T-33) 	<ul style="list-style-type: none"> ● Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation. ● Chapter 9, Page 14: Goal T-12 addresses provision of transportation facilities for all citizens, regardless of age, income, or disability. ● Chapter 9, Page 12: Goal T-9 addresses sustainable financing mechanisms for transportation improvements. 	
21.	<p>Transportation – Linking Land Use and Transportation:</p> <ul style="list-style-type: none"> ● Integrate the ten Transportation 2040 physical design guidelines in planning for centers and high-capacity transit station areas (MPP-T-21; Transportation 2040 Physical Design Guidelines) ● Use land use development tools and practices that support alternatives to driving alone – including walking, biking and transit use (MPP-T-33) 	<ul style="list-style-type: none"> ● Chapter 9, Page 4: Goal T-1 addresses the link between land use and transportation. ● Chapter 3, Page 1: Goal LU-2 promotes land use patterns that encourage less reliance on single-occupancy vehicles. 	<ul style="list-style-type: none"> ● Include discussion of Transportation 2040 design guidelines.

Audit: King County Countywide Planning Policies

This Audit assesses consistency with King County's 2012 Countywide Planning Policies. N/A means not applicable.

#	King County CPP#	Page # and How Addressed	Update action, if needed
EN-1	Incorporate environmental protection and restoration efforts into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality are sustained now and for future generations.	<ul style="list-style-type: none"> ● Chapter 12, Pages 1-7: The plan contains an Environmental Element that contains policies to protect natural resources and reduce waste. 	
EN-2	Encourage low impact development approaches for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.	<ul style="list-style-type: none"> ● Chapter 11, Page 4: Goal U-4 of the Utilities Element addresses regional stormwater planning, and the associated policies encourage minimization of pollution resulting from stormwater runoff. ● Chapter 12, Page 2: Goal ENV-3 and associated policies promote preservation and enhancement of aquatic and wildlife habitat. Policy ENV-3.5 directs the City to support watershed-based salmon recovery efforts in compliance with the Endangered Species Act. ● Chapter 12, Pages 1-3: Goals ENV-2 and ENV-7 promote energy efficiency and protection of air quality, including reduction of vehicle emissions. 	<ul style="list-style-type: none"> ● Address LID measures per City's approach to NPDES requirements and latest manual.

#	King County CPP#	Page # and How Addressed	Update action, if needed
EN-3	Encourage the transition to a sustainable energy future by reducing demand through planning for efficiency and conservation and by meeting reduced needs from sustainable sources.	<ul style="list-style-type: none"> • Guidelines for energy-efficient building are contained in Chapter 12 (Goals ENV-2, ENV-8, and Implementation Strategies 8 and 42). • Chapter 11, Page 5: Goal U-5 encourages energy efficiency, use of renewable technologies, and land use decisions that promote energy conservation. 	
EN-4	<p>Identify and preserve regionally significant open space networks in both Urban and Rural Areas. Develop strategies and funding to protect lands that provide the following valuable functions:</p> <ul style="list-style-type: none"> • Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses; • Active and passive outdoor recreation opportunities; • Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change; • Preservation of ecologically sensitive, scenic or cultural resources; • Urban green space, habitats, and ecosystems; • Forest resources; and • Food production potential. 	<ul style="list-style-type: none"> • Chapter 3, Page 11: The Land Use Element establishes land use designations for "Open Space Tracts" and "Public Parks," which are applied to lands where recreational or open space uses are appropriate. These areas are illustrated on the future land use map. 	<ul style="list-style-type: none"> • Consider integrating habitat map from Ordinance 465.
EN-5	Identify and mitigate unavoidable negative impacts of public actions that disproportionately affect people of color and low-income populations.	<ul style="list-style-type: none"> • Environmental justice is not specifically addressed in the Environmental Element. 	<ul style="list-style-type: none"> • Include additional policy language on environmental justice.
EN-6	Coordinate approaches and standards for defining and protecting critical areas especially where such areas and impacts to them cross jurisdictional boundaries.	<ul style="list-style-type: none"> • Chapter 12, Pages 2-3: The Environmental Element establishes goals for the protection of wetland and wildlife habitat areas (Goal ENV-3), as well as flood hazard areas and erosion, slide and seismic hazards (Goal ENV-4). The use of Best Available Science is specifically mentioned in Policy ENV-3.8. 	<ul style="list-style-type: none"> • Critical areas maps in the Comprehensive Plan should be updated to use the latest available data. • Address coordination with neighboring jurisdictions where cross-jurisdictional critical areas exist.

#	King County CPP#	Page # and How Addressed	Update action, if needed
EN-8	Develop an integrated and comprehensive approach to managing fish and wildlife habitat conservation, especially protecting endangered, threatened, and sensitive species.	<ul style="list-style-type: none"> Chapter 12, Page 2: Goal ENV-3 and its associated policies identify protection of aquatic and wildlife habitat as a priority through critical areas regulations, the Shoreline Master Program, and support for salmon recovery efforts. 	
EN-9	Implement salmon habitat protection and restoration priorities in approved Water Resource Inventory Area plans.	<ul style="list-style-type: none"> Chapter 12, Page 6: Implementation Strategy 25 indicates that the City will continue involvement in WRIA 8 planning and initiatives, though no specific activities are mentioned. 	<ul style="list-style-type: none"> Provide additional detail on how the City will implement WRIA 8 salmon recovery plans.
EN-11	Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.	<ul style="list-style-type: none"> Chapter 13, Figure A13-2: Floodplain areas are delineated on the adopted Hydrology map. Appendix 12, Page 1: Section A-12.2 discusses sensitive hydrologic areas, including floodplains. 	<ul style="list-style-type: none"> Include additional discussion on updating City critical area regulations to be consistent with federal requirements.
EN-13	Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.	<ul style="list-style-type: none"> Implementation of the Puget Sound Action Agenda is not addressed. 	<ul style="list-style-type: none"> Incorporate additional policies and implementation strategies in the Environmental Element regarding collaboration with the Puget Sound Partnership on implementation of the Action Agenda.
EN-14	Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak storm water runoff rates. Work cooperatively among local, regional, state, national and tribal jurisdictions to establish, monitor and enforce consistent standards for managing streams and wetlands throughout drainage basins.	<ul style="list-style-type: none"> Chapter 11, Page 4: Goal U-4 of the Utilities Element addresses regional stormwater planning, and the associated policies encourage minimization of pollution resulting from stormwater runoff. Chapter 12, Page 3: The Environmental Element establishes Goal ENV-4 to protect the public from floods, landslides, and other geologic hazards. Policies promote protection of steep slopes and native vegetation, as well as control of surface water runoff. 	<ul style="list-style-type: none"> Update element to reference latest stormwater management planning requirements and discuss the City's NPDES permit compliance efforts and adopted stormwater manual.

#	King County CPP#	Page # and How Addressed	Update action, if needed
EN-16	<p>Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions, including:</p> <ul style="list-style-type: none"> ● Maintaining or exceeding existing standards for carbon monoxide, ozone, and particulates; ● Directing growth to Urban Centers and other mixed use/ high density locations that support mass transit, encourage non-motorized modes of travel and reduce trip lengths; ● Facilitating modes of travel other than single occupancy vehicles including transit, walking, bicycling, and carpooling; ● Incorporating energy-saving strategies in infrastructure planning and design; ● Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements and "green" building techniques; and ● Increasing the use of low emission vehicles, such as efficient electric-powered vehicles. 	<ul style="list-style-type: none"> ● Chapter 3, Pages 6-7: <ul style="list-style-type: none"> ○ Goal LU-6 promotes pedestrian-oriented, multi-modal transportation for the downtown area. ○ Goal LU-7 promotes mixed-use development in the downtown area. ○ Goals LU-8 and LU-9 establish the downtown as an urban node with higher density and a mix of uses. ● Chapter 11, Page 5: Goal U-5 encourages energy efficiency, use of renewable technologies, and land use decisions that promote energy conservation. ● Chapter 12, Pages 1-3: Goals ENV-2 and ENV-7 promote energy efficiency and protection of air quality, including reduction of vehicle emissions. 	
EN-19	<p>Promote energy efficiency, conservation methods and sustainable energy sources to support climate change reduction goals.</p>	<ul style="list-style-type: none"> ● Guidelines for energy-efficient building are contained in Chapter 12 (Goals ENV-2, ENV-8, and Implementation Strategies 8 and 42). ● Chapter 11, Page 5: Goal U-5 encourages energy efficiency, use of renewable technologies, and land use decisions that promote energy conservation. 	<p>Identify how City plan promotes energy conservation and GHG reduction such as CBD and TBD.</p>
EN-20	<p>Plan and implement land use, transportation, and building practices that will greatly reduce consumption of fossil fuels.</p>	<ul style="list-style-type: none"> ● See responses to EN-16 and EN-19. 	<p>Integrate sustainability and renewable energy priorities more fully into land use and transportation policies.</p>
EN-21	<p>Formulate and implement climate change adaptation strategies that address the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.</p>	<ul style="list-style-type: none"> ● See responses to EN-16 and EN-19. 	<p>Amend Environmental Element to include goals and policies that specifically address climate change.</p>

#	King County CPP#	Page # and How Addressed	Update action, if needed
DP-5	Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel.	<ul style="list-style-type: none"> ● Chapter 3, Pages 6-7: <ul style="list-style-type: none"> ○ Goal LU-6 promotes pedestrian-oriented, multi-modal transportation for the downtown area. ○ Goal LU-7 promotes mixed-use development in the downtown area. ○ Goals LU-8 and LU-9 establish the downtown as an urban node with higher density and a mix of uses. ● Chapter 11, Page 5: Goal U-5 encourages energy efficiency, use of renewable technologies, and land use decisions that promote energy conservation. ● Chapter 12, Pages 1-3: Goals ENV-2 and ENV-7 promote energy efficiency and protection of air quality, including reduction of vehicle emissions. 	See above.
DP-6	Plan for development patterns that promote public health by providing all residents with opportunities for safe and convenient daily physical activity, social connectivity, and protection from exposure to harmful substances and environments.	<ul style="list-style-type: none"> ● Chapter 3, Page 2: Policy LU-2.2 encourages connection of residential areas with open space and recreational features through a network of walkways and bicycle paths. 	See above.
DP-7	Plan for development patterns that promote safe and healthy routes to and from public schools.	<ul style="list-style-type: none"> ● Chapter 8, Page 2: Goal CD 4 and its associated policies establish pedestrian accessibility and safety as priorities for the City. 	Pedestrian routes to school are not specifically addressed. Add policy language regarding safe routes to school.
DP-10	Discourage incompatible land uses from locating adjacent to general aviation airports throughout the county.	<ul style="list-style-type: none"> ● N/A 	

#	King County CPP#	Page # and How Addressed	Update action, if needed
DP-13	<p>All jurisdictions shall plan to accommodate housing and employment targets. This includes:</p> <ul style="list-style-type: none"> • Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040; • Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts; and • Transferring and accommodating unincorporated area housing and employment targets as annexations occur. 	<ul style="list-style-type: none"> • Appendix 4 contains an inventory of housing conditions as of the 2000 Census, as well as projections for future supply based on land use designations. Page 11 contains an analysis of land supply and projected housing units based on the land use designations in effect in December 2002 and comparison with adopted growth targets. • Chapter 11, Page 1: Goal U-1 addresses provision of efficient and quality service 	<p>Analysis needs to be updated to use latest housing supply data, as well as current growth allocations.</p>
DP-38	<p>Identify in comprehensive plans local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.</p>	<ul style="list-style-type: none"> • Chapter 3, Page 7: Goal LU-9 establishes the downtown area as a commercial, civic, cultural, and recreational center. • Chapter 3, Page 2: • Policy LU-4.1 encourages the creation of compact development in downtown. • Policy LU-4.2 encourages mixed-use development in the downtown. 	<p>A link between compact urban development and transit usage is not explicitly stated. Policy language to this effect should be added to either the Land Use or Transportation Element.</p>
DP-39	<p>Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.</p>	<ul style="list-style-type: none"> • Chapter 3, Page 1: Policy LU-1.2 encourages future development to occur in areas with vacant or underdeveloped land. 	<p>Strategies for infill development and adaptive reuse of existing properties are not explicitly addressed. Policies discussing this should be added to the Land Use element.</p>
DP-41	<p>Preserve significant historic, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character.</p>	<ul style="list-style-type: none"> • Chapter 8, Pages 1-2: Historic, visual, and cultural resources are protected by Chapter 8, Goals CD-1, CD-2, and CD-3 and their associated policies. • Chapter 3, Page 1: Goal LU-1 prioritizes protection of Woodinville's Northwest woodland character. 	

#	King County CPP#	Page # and How Addressed	Update action, if needed
DP-42	Design new development to create and protect systems of green infrastructure, such as urban forests, parks, green roofs, and natural drainage systems, in order to reduce climate-altering pollution and increase resilience of communities to climate change impacts.	<ul style="list-style-type: none"> The Parks and Recreation Element encourages the development of open space and the preservation of existing vegetation in Woodinville, but green infrastructure and natural drainage systems are not specifically addressed by the plan. 	Add policies designed to foster the construction of green infrastructure and encourage new development to incorporate features such as green roofs and natural stormwater treatment.
DP-43	Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in Urban Centers.	<ul style="list-style-type: none"> Construction techniques to reduce heat absorption are not specifically addressed. 	Add policies to encourage the use of construction techniques and building materials.
DP-44	Adopt design standards or guidelines that foster infill development that is compatible with the existing or desired urban character.	<ul style="list-style-type: none"> Chapter 8, All: The Community Design Element establishes design priorities and encourages quality design that preserves and enhances the character of Woodinville. Chapter 6, Page 2: Policy ED-1.9 encourages flexible standards that will allow businesses to expand and redevelop through infill. 	Add policies to the Community Design or Land Use Element further encouraging infill development.
H-1	<p>Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:</p> <ul style="list-style-type: none"> 50-80% of AMI (moderate) - 16% of total housing supply 30-50% of AMI (low) - 12% of total housing supply 30% and below AMI (very-low) - 12% of total housing supply 	<ul style="list-style-type: none"> Chapter 4, Page 1: Goal H-1 promotes preservation of existing housing and neighborhoods to provide housing opportunities for all economic segments of the population. Chapter 4, Page 2: Policy H-1.5 adopts Growth Management Planning Council targets for affordable housing. Chapter 4, Page 3: Goal H-4 and its associated policies direct the City to work with other nearby jurisdictions to develop strategies for accommodating affordable housing in the region. 	Update Policy H-1.5 to reflect current housing affordability targets.
H-2	Address the need for housing affordable to households at less than 30% AMI (very low income), recognizing that this is where the greatest need exists, and addressing this need will require funding, policies and collaborative actions by all jurisdictions working individually and collectively.	<ul style="list-style-type: none"> Chapter 4, Page 3: Goal H-4 and its associated policies direct the City to work with other nearby jurisdictions to develop strategies for accommodating affordable housing in the region. 	Update element to address new needs analysis.

#	King County CPP#	Page # and How Addressed	Update action, if needed
H-3	<p>Conduct an inventory and analysis of existing and projected housing needs of all economic and demographic segments of the population in each jurisdiction. The analysis and inventory shall include:</p> <ol style="list-style-type: none"> Characteristics of the existing housing stock, including supply, affordability and diversity of housing types; Characteristics of populations, including projected growth and demographic change; The housing needs of very-low, low, and moderate-income households; and The housing needs of special needs populations. 	<ul style="list-style-type: none"> Appendix 4, Pages 3-6: Section A-4.1.5 contains an inventory of housing stock, demographic information for the community, and analysis of housing costs and affordability for various income levels. 	<ul style="list-style-type: none"> Update Appendix 4 to reflect current housing market and affordability data. Update Appendix 4 to reflect current median income information and current methodology for classifying income groups.
H-5	<p>Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households. These strategies should address the following:</p> <ol style="list-style-type: none"> Overall supply and diversity of housing, including both rental and ownership; Housing suitable for a range of household types and sizes; Affordability to very-low, low, and moderate income households; Housing suitable and affordable for households with special needs; Universal design and sustainable development of housing; and Housing supply, including affordable housing and special needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses. 	<ul style="list-style-type: none"> Chapter 4, Page 1: Goal H-1 encourages preservation of existing housing to provide diverse housing options to all economic segments of the population. Chapter 4, Page 2: Policy H-1.5 adopts Growth Management Planning Council targets for affordable housing. Chapter 4, Page 3: Goal H-3 encourages adequate provision of housing for people with special needs. Chapter 4, Page 3: Policy H-2.3 encourages mixed-use development, including housing, in the City's downtown. 	<p>Incorporate additional policies and strategies to address universal design and sustainable housing development.</p>
H-6	<p>Preserve existing affordable housing units, where appropriate, including acquisition and rehabilitation of housing for long-term affordability.</p>	<ul style="list-style-type: none"> Chapter 4, Page 1: Goal H-1 encourages preservation of existing housing to provide diverse housing options to all economic segments of the population. 	<p>Update element to address new needs analysis.</p>

#	King County CPP#	Page # and How Addressed	Update action, if needed
H-7	Identify barriers to housing affordability and implement strategies to overcome them.	<ul style="list-style-type: none"> Chapter 4, Page 4: Implementation Strategy 12 states that the City should periodically review their regulations and procedures to evaluate whether they create barriers to housing affordability or unnecessarily inflate the cost of housing development. 	Update element to address new needs analysis.
H-10	Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.	<ul style="list-style-type: none"> Chapter 4, Pages 1-2: Policy H-1.4 encourages provision of affordable housing and locating development in proximity to transit by offering density bonuses for these features. Chapter 9, Page 9: Policy T-5.4 encourages location of park-and-ride facilities near areas of high-density housing. 	No specific policies are included regarding placing affordable housing in proximity to transit. Include additional policy language to this effect.
H-11	Encourage the maintenance of existing housing stock in order to ensure that the condition and quality of the housing is safe and livable.	<ul style="list-style-type: none"> Chapter 4, Page 2: Policy H-2.2 encourages a periodic survey of housing conditions in older neighborhoods to identify restoration and maintenance needs, and well as promoting resources to give financial assistance to citizens who need to maintain or repair health and safety features of their homes. 	Update element to address new needs analysis.
H-12	Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments.	<ul style="list-style-type: none"> Chapter 4, Page 2: Goal H-2 promotes safe, physically accessible, and clean residential neighborhoods. Chapter 3, Page 2: Policy LU-2.2 encourages connection of residential neighborhoods by non-motorized pathways. 	Incorporate additional policies regarding access to healthy food and reduction of exposure to harmful environments.

#	King County CPP#	Page # and How Addressed	Update action, if needed
H-13	Promote fair housing and plan for communities that include residents with a range of abilities, ages, races, incomes, and other diverse characteristics of the population of the county.	<ul style="list-style-type: none"> ● Chapter 4, Page 1-2: Policy H-1.4 encourages the use of density bonuses for developments that provide senior housing, affordable housing, and other community goals. ● Chapter 4, Page 1: Goal H-1 encourages preservation of existing housing to provide diverse housing options to all economic segments of the population. ● Chapter 4, Page 2: Policy H-1.11 encourages development of housing for seniors at all income levels. 	
H-14	Work cooperatively among jurisdictions to provide mutual support in meeting countywide housing growth targets and affordable housing needs.	<ul style="list-style-type: none"> ● Chapter 4, Page 3: Goal H-4 and its associated policies direct the City to work with other nearby jurisdictions to develop strategies for accommodating affordable housing in the region. 	Update element to address new strategies.
H-15	Collaborate in developing sub-regional and countywide housing resources and programs, including funding, to provide affordable housing for very-low, low-, and moderate-income households.	<ul style="list-style-type: none"> ● Chapter 4, Page 3: Goal H-4 and its associated policies direct the City to work with other nearby jurisdictions to develop strategies for accommodating affordable housing in the region. 	Update element to address new strategies.

#	King County CPP#	Page # and How Addressed	Update action, if needed
H-17	<p>Monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the countywide need for affordable housing for very-low, low, and moderate income households. Monitoring should encompass:</p> <ul style="list-style-type: none"> a. Number and type of new housing units; b. Number of units lost to demolition, redevelopment, or conversion to non-residential use; c. Number of new units that are affordable to very-low, low-, and moderate-income households; d. Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long-term affordability for very-low, low-, and moderate-income households; e. Housing market trends including affordability of overall housing stock; f. Changes in zoned capacity for housing, including housing densities and types; g. The number and nature of fair housing complaints and violations; and h. Housing development and market trends in Urban Centers. 	<ul style="list-style-type: none"> • Chapter 4, Page 5: Section 4.3.2 of the Housing Element describes the City's housing supply and affordability monitoring program. 	<p>Update element to address new needs assessment and strategies.</p>
H-18	<p>Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.</p>	<ul style="list-style-type: none"> • Monitoring strategies have not been updated since 2002. They will be updated as part of this Comprehensive Plan Update. 	<p>Update Housing Element monitoring program.</p>
EC-1	<p>Coordinate local and countywide economic policies and strategies with VISION 2040 and the Regional Economic Strategy</p>	<ul style="list-style-type: none"> • Current economic development goals and policies were adopted prior to adoption of VISION 2040. 	<p>Update Economic Development goals and policies to be consistent with VISION 2040 and the Regional Economic Strategy.</p>
EC-2	<p>Support economic growth that accommodates employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies.</p>	<ul style="list-style-type: none"> • Chapter 6, Page 3: Goals ED-3 and ED-4 are aimed at addressing potential shortages of commercial and industrial land in the City, as well as supporting existing commercial districts to foster growth. 	<p>Address updated employment capacity results and strategies.</p>

#	King County CPP#	Page # and How Addressed	Update action, if needed
EC-4	Evaluate the performance of economic development policies and strategies in business development and job creation. Identify and track key economic metrics to help jurisdictions and the county as a whole evaluate the effectiveness of local and regional economic strategies	<ul style="list-style-type: none"> Chapter 6, Page 4: Implementation strategies 2, 3, 4, 13, encourage periodic review and monitoring of development regulations, staffing levels, and community funding resources and their effects on economic development efforts. 	Reorganize and revise the economic development monitoring program to focus on measurable results and key economic metrics.
EC-5	Help businesses thrive through: <ul style="list-style-type: none"> Transparency, efficiency, and predictability of local regulations and policies; Communication and partnerships between businesses, government, schools, and research institutions; and Government contracts with local businesses. 	<ul style="list-style-type: none"> Chapter 3, Page 2: Policy LU-3.8 promotes flexibility in development regulations while maintaining predictability in decision making. Chapter 6, Page 1: Goal ED-1 encourages the City to take a positive, partnership role in retaining existing businesses and recruiting new ones. 	Include additional policies to address prioritization of City contracting with local businesses where possible.
EC-6	Foster the retention and development of those businesses and industries that export their goods and services outside the region.	<ul style="list-style-type: none"> Chapter 6, Page 3: Policy ED-5.2 encourages the City to study and understand Woodinville's role in the regional economy, but retention of businesses that export outside the region is not specifically discussed. 	Incorporate additional policies regarding retention of export businesses.
EC-7	Promote an economic climate that is supportive of business formation, expansion, and retention and emphasizes the importance of small businesses in creating jobs.	<ul style="list-style-type: none"> Chapter 6, Page 2: Policy ED-1.10 encourages the development of new infrastructure to satisfy emerging trends in business technology needs and attract businesses. Chapter 6, Page 3: Goal ED-4 and Policy ED-4.3 encourage the development of programs to build a healthy business community. Chapter 6, Page 5: Implementation Strategy #22 promotes the development of an Economic Development Plan, which includes development of strategies for retention and recruitment of local businesses. 	Job creation by small businesses is not specifically addressed. Include new policy language or implementation strategies to address this.

#	King County CPP#	Page # and How Addressed	Update action, if needed
EC-8	Foster a broad range of public-private partnerships to implement economic development policies, programs and projects.	<ul style="list-style-type: none"> • Chapter 6, Page 2: Policy ED-1.6 encourages public-private partnership in transportation of residents and visitors to commercial areas. • Chapter 6, Page 4: Implementation Strategy 5 promotes working with the local Chamber of Commerce and other business groups. • Chapter 6, Page 4: Implementation Strategies 15 and 16 promote working with local business organizations and tourist attractions to publicize festivals and attractions and develop visitor guides for tourists. 	Incorporate strategies from City's ED strategic plan, and any other recommendations from Buxton Study and Gateway study.
EC-9	Identify and support the retention of key regional and local assets to the economy, such as major educational facilities, research institutions, health care facilities, manufacturing facilities, and port facilities.	<ul style="list-style-type: none"> • Chapter 6, Page 2: Goal ED-2 encourages maintenance of a quality environment and recognition that this is an important asset in attracting economic activity. 	Woodinville's strength as a regional tourism destination is mentioned several times in the Economic Development Element, but specific policy language should be added regarding this.
EC-11	Work with schools and other institutions to increase graduation rates and sustain a highly-educated and skilled local workforce. This includes aligning job training and education offerings that are consistent with the skill needs of the region's industry clusters. Identify partnership and funding opportunities where appropriate.	<ul style="list-style-type: none"> • Chapter 6, Page 2: Policy ED-1.11 encourages cooperation with educational institutions to ensure that quality education is available to the community. 	Increasing graduation rates for local schools are not specifically mentioned. Policy language should be added, promoting partnerships with the local school district to increase academic achievement by local students, including graduation.
EC-13	Address the historic disparity in income and employment opportunities for economically disadvantaged populations, including minorities and women, by committing resources to human services; community development; housing; economic development; and public infrastructure.	<ul style="list-style-type: none"> • Chapter 5, Pages 1-3: The Human Services Element includes goals and policies for making human services available and affordable to all individuals and families, including life skills programs, affordable daycare, and special needs housing. Human service providers are also encouraged to be located in Woodinville for easier access by residents. 	Disparity in employment opportunities for disadvantaged populations is not specifically addressed. Consider adding policy language regarding supporting other agencies that provide job skills training or other employment assistance programs.
EC-14	Foster economic and employment growth in designated Urban Centers and Manufacturing/ Industrial Centers through local investments, planning, and financial policies.	<ul style="list-style-type: none"> • N/A 	City does not have officially designated Urban Center or MIC. City has activity areas that are mixed use in nature such as the CBD.

#	King County CPP#	Page # and How Addressed	Update action, if needed
EC-15	Make local investments to maintain and expand infrastructure and services that support local and regional economic development strategies. Focus investment where it encourages growth in designated centers and helps achieve employment targets.	<ul style="list-style-type: none"> Chapter 6, Page 5: Implementation Strategy 19 encourages development of a Downtown Master Plan, including analysis of opportunities to invest in public amenities in the downtown. 	
EC-16	Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g. grocery stores and farmers markets), and transportation choices.	<ul style="list-style-type: none"> Chapter 9, Page 8: Goal T-5 addresses increased use of alternative transportation modes. Chapter 9, Page 10: Goal T-6 promotes comfortable, convenient, and safe non-motorized transportation. Chapter 9, Page 13: Goal T-10 addresses transportation health and safety. 	Access to healthy food is not specifically addressed. Consider adding policy language to either the Economic Development or Land Use element to address this.
EC-17	Promote the natural environment as a key economic asset. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is efficient and predictable and minimizes impacts on businesses.	<ul style="list-style-type: none"> Chapter 6, Page 2: Goal ED-2 encourages maintenance of a quality environment and recognition that this is an important asset in attracting economic activity. 	
EC-19	Support Manufacturing/ Industrial Centers by adopting industrial siting policies that limit the loss of industrial lands, maintain the region's economic diversity, and support family-wage jobs. Prohibit or strictly limit non-supporting or incompatible activities that can interfere with the retention or operation of industrial businesses, especially in Manufacturing/ Industrial Centers.	<ul style="list-style-type: none"> No regionally-designated Manufacturing/Industrial Center is present in Woodinville. 	
EC-20	Facilitate redevelopment of contaminated sites through local, county and state financing and other strategies that assist with funding environmental remediation.	<ul style="list-style-type: none"> Not specifically addressed. 	Include policy language regarding clean-up of contaminated site for redevelopment.
T-1	Work cooperatively with the Puget Sound Regional Council, the state, and other relevant agencies to finance and develop a multi-modal transportation system that enhances regional mobility and reinforces the countywide vision for managing growth. Use VISION 2040 and <i>Transportation 2040</i> as the policy and funding framework for creating a system of Urban Centers and Manufacturing/ Industrial Centers linked by high-capacity transit, bus transit and an interconnected system of freeways and high-occupancy vehicle lanes.	<ul style="list-style-type: none"> Chapter 9, Page 4: Policy T-1.1 addresses cooperation with neighboring jurisdictions and the regional transit authority. No regional Urban Centers or Manufacturing/Industrial Centers are present in Woodinville. 	

#	King County CPP#	Page # and How Addressed	Update action, if needed
T-3	Increase the share of trips made countywide by modes other than driving alone through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.	<ul style="list-style-type: none"> Chapter 3, Page 1: Goal LU-2 promotes land use patterns that encourage less reliance on single-occupancy vehicles. Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation. 	
T-4	Develop station area plans for high capacity transit stations and transit hubs. Plans should reflect the unique characteristics and local vision for each station area including transit supportive land uses, transit rights-of-way, stations and related facilities, multi-modal linkages, and place-making elements.	<ul style="list-style-type: none"> Chapter 9, Pages 8-9: Goal T-5 and its associated policies encourage planning for transit stations and park-and-ride lots, as well as cooperation with transit providers to encourage greater use of transit. These policies also promote coordination with transit providers to identify locations for transit facilities and construct transit-friendly road treatments. Chapter 9, Page 9: Policy T-5.3 encourages cooperation with King County Metro and Community Transit to establish one or more transit centers in Woodinville. 	Woodinville does not serve as a high capacity transit hub for the region. City does have a park and ride lot. If future transit facilities are constructed, additional station area planning may become necessary.
T-6	Foster transit ridership by designing transit facilities and services as well as non-motorized infrastructure so that they are integrated with public spaces and private developments to create an inviting public realm.	<ul style="list-style-type: none"> Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation, which encourages pedestrian travel. 	
T-9	Promote the mobility of people and goods through a multi-modal transportation system based on regional priorities consistent with VISION 2040 and local comprehensive plans.	<ul style="list-style-type: none"> Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation. Chapter 9, Page 14: Goal T-12 addresses provision of transportation facilities for all citizens, regardless of age, income, or disability. 	
T-10	Support effective management of existing air, marine and rail transportation capacity and address future capacity needs in cooperation with responsible agencies, affected communities, and users.	<ul style="list-style-type: none"> Water, rail, air, and industrial port facilities are not specifically addressed, but port and air facilities are not present in Woodinville. 	Consider adding policy language regarding rail transportation capacity.

#	King County CPP#	Page # and How Addressed	Update action, if needed
T-12	Address the needs of non-driving populations in the development and management of local and regional transportation systems.	<ul style="list-style-type: none"> ● Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation. ● Chapter 9, Page 14: Goal T-12 addresses provision of transportation facilities for all citizens, regardless of age, income, or disability. 	
T-13	Site and design transit stations and transit hubs to promote connectivity and access for pedestrian and bicycle patrons.	<ul style="list-style-type: none"> ● Chapter 9, Page 9: Policy T-5.11 promotes construction of transit facilities in a manner that makes access easy. ● Chapter 9, Page 10: Policy T-5.14 promotes location of transportation centers where they will be accessible by multiple modes of travel, including bicycles and pedestrians. ● Chapter 9, Page 10: Policy T-6.2 encourages development of a city-wide trail network to connect neighborhoods with community amenities. 	See T-4 as well.
T-14	Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility and avoid more costly replacement projects.	<ul style="list-style-type: none"> ● Chapter 9, Page 16: Implementation strategy 19 states that the City should prioritize TIP funding for improvements that enhance the safety and effectiveness of existing infrastructure. 	
T-15	Design and operate transportation facilities in a manner that is compatible with and integrated into the natural and built environments in which they are located. Incorporate features such as natural drainage, native plantings, and local design themes that facilitate integration and compatibility.	<ul style="list-style-type: none"> ● Not addressed. 	Include policy language addressing integration of transportation facilities with the natural environment and incorporation of native plantings and natural drainage.
T-16	Protect the transportation system (e.g. roadway, rail, transit, air, and marine) against major disruptions by developing prevention and recovery strategies and by coordinating disaster response plans.	<ul style="list-style-type: none"> ● Not addressed. 	Include policy language on prevention and recovery strategies in the event of a disaster.
T-17	Promote the use of tolling and other pricing strategies to effectively manage the transportation system, provide a stable and sustainable transportation funding source, and improve mobility.	<ul style="list-style-type: none"> ● Chapter 9, Page 12: Policy T-9.7 encourages the use of impact fees and other user-based funding sources, though tolling is not specifically mentioned. 	

#	King County CPP#	Page # and How Addressed	Update action, if needed
T-19	Design roads and streets, including retrofit projects, to accommodate a range of motorized and non-motorized travel modes in order to reduce injuries and fatalities and to encourage non-motorized travel. The design should include well-defined, safe and appealing spaces for pedestrians and bicyclists.	<ul style="list-style-type: none"> ● Chapter 9, Page 10: Policy T-6.8 encourages the incorporation of non-motorized travel modes in transportation projects. ● Chapter 9, Page 11: Policy T-6.9 encourages incorporation of non-motorized-friendly design in transportation projects. 	
T-20	Develop a transportation system that minimizes negative impacts to human health, including exposure to environmental toxins generated by vehicle emissions.	<ul style="list-style-type: none"> ● Chapter 9, Page 13: Goal T-10 addresses transportation health and safety. 	Public exposure to environmental toxins generated by vehicle emissions is not specifically addressed. Additional policy language should be included.
T-21	Provide opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in the local and regional transportation plans and systems.	<ul style="list-style-type: none"> ● Chapter 9, Pages 8-10: Goals T-5 and T-6 promote increased use of public transit and non-motorized transportation, which encourages pedestrian travel. ● Chapter 9, Page 10: Policy T-6.2 encourages development of a city-wide trail network to connect neighborhoods with community amenities. 	
T-23	Apply technologies, programs and other strategies that optimize the use of existing infrastructure in order to improve mobility, reduce congestion, increase energy-efficiency, and reduce the need for new infrastructure.	<ul style="list-style-type: none"> ● Chapter 9, Page 6: Policy T-3.1 focuses on improvement of existing transportation corridors and the construction of new corridors only when other alternatives are not viable. ● Chapter 9, Page 16: Implementation strategy 19 prioritizes TIP funding for improvements that enhance safety and effectiveness of existing transportation facilities and services. 	
PF-2	Coordinate among jurisdictions and service providers to provide reliable and cost-effective services to the public.	<ul style="list-style-type: none"> ● Chapter 9, Page 7: Policy T-4.2 encourages cooperation with neighboring cities and counties to comply with GMA's concurrency and LOS requirements. ● Chapter 11, Page 1: Goal U-1 promotes enhanced public service efficiency and quality through coordination between utility providers. 	

#	King County CPP#	Page # and How Addressed	Update action, if needed
PF-4	Develop plans for long-term water provision to support growth and to address the potential impacts of climate change on regional water resources.	<ul style="list-style-type: none"> • Water service is provided by Woodinville Water District, not the City. • Chapter 11, Page 2: Policy U-1.3 states that the City will work with utility providers to ensure that adequate resources are available to support land uses. 	Update water system conditions and policies based on special district plans.
PF-5	Support efforts to ensure that all consumers have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.	<ul style="list-style-type: none"> • Water service is provided by Woodinville Water District, not the City. • Chapter 11, Page 2: Policy U-1.3 states that the City will work with utility providers to ensure that adequate resources are available to support land uses. 	
PF-6	Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost-effective sources of water for all users, including residents, businesses, fire districts, and aquatic species.	<ul style="list-style-type: none"> • Water service is provided by Woodinville Water District, not the City. • Chapter 11, Page 2: Policy U-1.3 states that the City will work with utility providers to ensure that adequate resources are available to support land uses. 	
PF-8	Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.	<ul style="list-style-type: none"> • Water service is provided by Woodinville Water District, not the City. • 	Include additional policy language regarding availability of water during emergency situations.
PF-9	Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.	<ul style="list-style-type: none"> • Water service is provided by Woodinville Water District, not the City. • Chapter 11, Page 3: Policy U-2.3 states that the City should maintain building and plumbing codes that require water conservation devices for new construction. • 	
PF-10	Encourage water reuse and reclamation, especially for high-volume non-potable water users such as parks, schools, and golf courses.	<ul style="list-style-type: none"> • Water service is provided by Woodinville Water District, not the City. • 	Include additional policy language regarding cooperation with Woodinville Water District to implement water reuse and reclamation at public facilities.

#	King County CPP#	Page # and How Addressed	Update action, if needed
PF-11	<p>Require all development in the Urban Growth Area to be served by a public sewer system except:</p> <ul style="list-style-type: none"> i. single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or j. development served by alternative technology other than septic systems that: <ul style="list-style-type: none"> i. provide equivalent performance to sewers; ii. provide the capacity to achieve planned densities; and iii. will not create a barrier to the extension of sewer service within the Urban Growth Area. 	<ul style="list-style-type: none"> • Chapter 11, Page 3: Goal U-3 requires connection to a wastewater system at the time of development or subdivision for land with densities greater than 1 unit per acre, unless deemed technically infeasible. • Chapter 11, Page 3: Policy U-3.1 encourages conversion from septic to sanitary sewer. 	Update sewer system conditions and policies based on special district plans.
PF-13	Reduce the solid waste stream and encourage reuse and recycling.	<ul style="list-style-type: none"> • Chapter 11, Page 8: Section 11.3.8 of the Utilities element states that the City shall encourage programs for solid waste reduction and recycling, both community-wide and for City departments, as well as public education about solid waste management. 	
PF-14	Reduce the rate of energy consumption through efficiency and conservation as a means to lower energy costs and mitigate environmental impacts associated with traditional energy supplies.	<ul style="list-style-type: none"> • Chapter 11, Page 5: Goal U-5 and its associated policies encourage reduced energy consumption and energy conservation, as well as the use of renewable technologies. 	
PF-15	Promote the use of renewable and alternative energy resources to help meet the county's long-term energy needs, reduce environmental impacts associated with traditional energy supplies, and increase community sustainability.	<ul style="list-style-type: none"> • Chapter 11, Page 5: Goal U-5 and its associated policies encourage reduced energy consumption and energy conservation, as well as the use of renewable technologies. 	
PF-16	Plan for the provision of telecommunication infrastructure to serve growth and development in a manner consistent with the regional and countywide vision.	<ul style="list-style-type: none"> • Chapter 11, Page 5: Policy U-5.3 supports the availability of telecommunication systems and telecommuting to reduce transportation impacts associated with growth. 	

#	King County CPP#	Page # and How Addressed	Update action, if needed
PF-17	Provide human and community services to meet the needs of current and future residents in King County communities through coordinated planning, funding, and delivery of services by the county, cities, and other agencies.	<ul style="list-style-type: none"> Chapter 5, Page 1: Goal HS-1 encourages the provision of human services that are affordable to all individuals and families. Chapter 5, Page 2: Policy HS-3.1 encourages cooperation with other jurisdictions to refer those in need to appropriate human services. 	Element to be consolidated with other elements. City is not a primary provider of human services but can coordinate with other agencies. Funding of human services is not currently addressed. Include additional policy language to address this to the extent applicable to the City.



Comprehensive Plan & Municipal Code Update

March 4, 2015

Agenda/Purpose

- Provide Planning Commission Recommendations and direct Staff to Prepare Ordinances that encapsulate Recommendations.

- Suggested Approach
 - a) Select Land Use Alternative plus desired amendments
 - b) Consider Comprehensive Plan Elements, together with amendments
 - c) Consider Critical Areas Gap Analysis (TWC, Golder, Zipper) and provide direction on required and recommended changes
 - d) Consider Planned Action Ordinance for CBD and direct inclusion of Draft EIS mitigation measures

- Reminder: Other Municipal Code Amendments to be addressed by PC and CC by end of year.

Land Use Alternative

- Recommend selection of Alternative 2, Option 1, presented in Exhibit 2
 - with revision to reduce Regional Retail Overlay to cover only the area north of 200th

Growth by 2035

Scenario	Citywide Growth			
	New Housing Units		New Employment	
Alternative 1: Current Comprehensive Plan (No Action)				
Alternative				
Buildable Land Capacity	2,615		4,476	
Pending Development	225		413	
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes				
	<i>Min Range</i>	<i>Max Range</i>	<i>Min Range</i>	<i>Max Range</i>
Buildable Land Capacity	2,682	3,097	5,028	5,433
Pending Development	225		413	
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill				
Buildable Land Capacity	3,090		12,944	
Pending Development	217		1,471	

Growth Targets/Allocations

Alternative 1 – does not quite meet 2035 housing estimate and requires more intensive employment to meet 2035 employment estimate

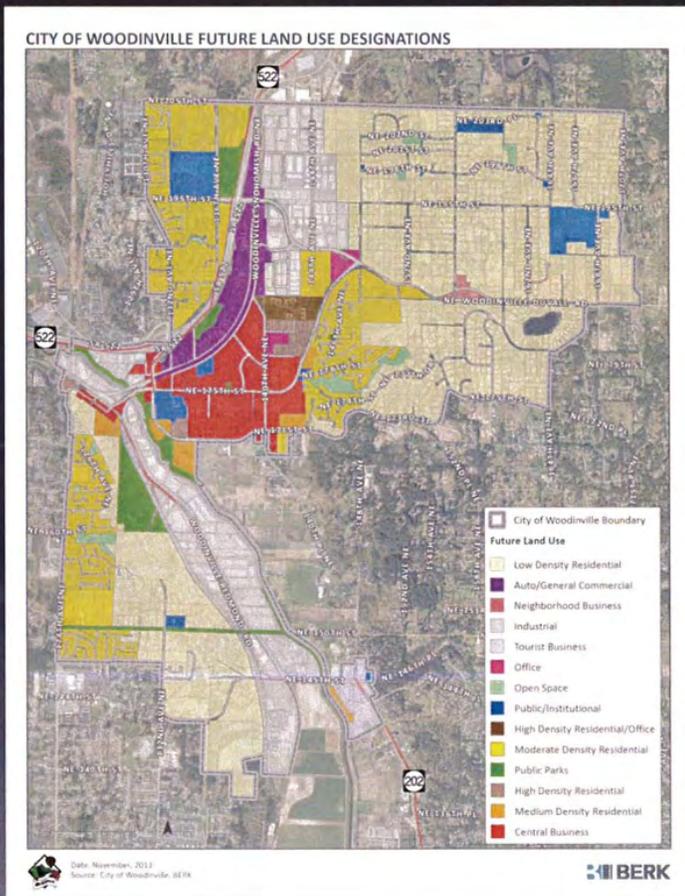
Exhibit 2-3. Housing and Employment Capacity and Comparison 2006-2031 Targets and 2006-2035 Projections

	Housing		Employment		2035 Floor Area Based
	2031	2035	2031	2035 Standard	
2006-2031 Target	3,000	3,000	5,000	5,000	5,000
2031-2035 Growth Est	-	480	-	800	800
2006-2035 Planning Est.	-	3,480	-	5,800	5,800
Permits Issued 2006-2012	(573)	(573)	(359)	(359)	(359)
Pending Development	(225)	(225)	(413)	(413)	(413)
Growth Target Remaining	2,202	2,682	4,229	5,028	5,028
Buildable Land Capacity	2,615	2,615	4,476	4,476	5,266
Net Surplus/Deficit	413	(67)	247	(552)	237

Source: City of Woodinville GIS; BERK Consulting 2014

Alternatives 2 and 3 would meet 2035 estimates – with different mix of either land use or code adjustments

Alternatives 1 and 3

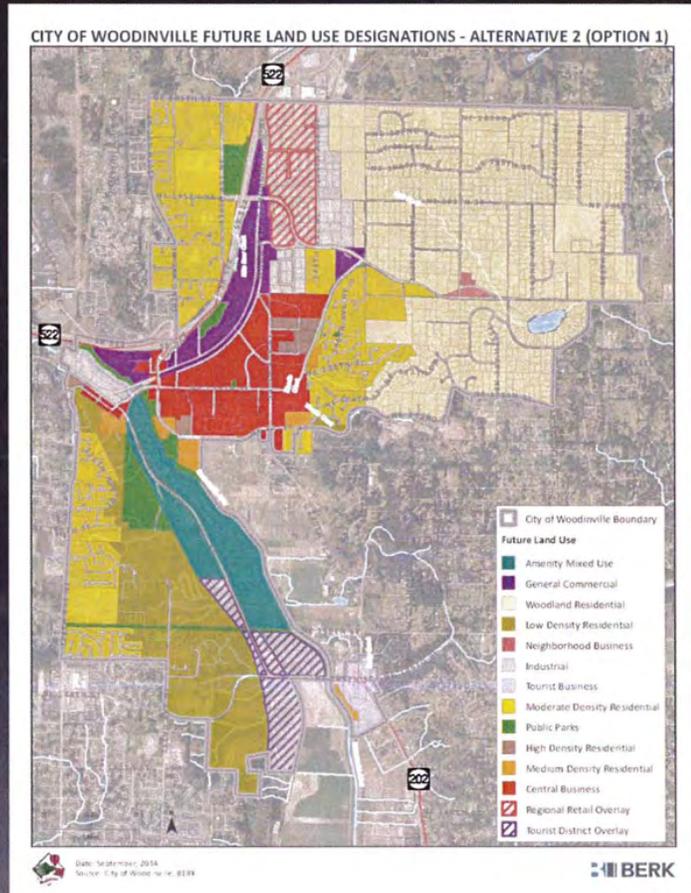


Alternative 2: Recommended

Two Options

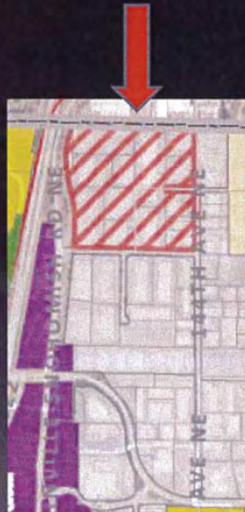
*Recommend: Option 1 at right –
AMU and Tourist Overlay*

Option 2 same but extends AMU in
place of Tourist Overlay



Recommended Revisions to Alt 2

- Reduce the Regional Retail Overlay proposed in Alternative 2 to cover only the area north of 200th



Element Revisions

- Recommend approval of the Draft Comprehensive Plan, November 2014, with the following revisions:
 - Exhibit 6, **Land Use Element** policy addition: Policy LU 9.2: Orient buildings generally in the east-west direction to provide at least one access or open space view corridors from SR-202 to the Sammamish River every 500 feet.
 - Exhibit 26, revision to **Land Use Element**, Goal LU-7, replace the word “cohesive” with “well-designed”.
 - Exhibit 6A, **Transportation Element** with Amendments, replacing Chapter 6.
 - Exhibit 24, Responses to Comments from Muckleshoot Indian Tribe, including revisions to **Transportation, Utilities, and Natural Environment Element** addressing fish passage barriers and river enhancement programs.
 - See also, March 4, 2015 Staff Report and Packet, BERK memo, February 26, 2015

Critical Areas Ordinance

- Recommend Staff Develop Ordinance incorporating best available science review:
 - Exhibits 3, 24 and 26:
 - Develop critical areas regulations amendments addressing the Critical Areas Gap Analysis and Peer Review
 - See staff summary on following page.
 - Address clearing and grading edits to Critical Areas Regulations (Section 10.1)
 - Defer citywide Clearing and Grading ordinance preparation (Section 10.2) to the other Municipal Code Amendments to be completed by December 2015
 - Address species of local importance in Fish and Wildlife Habitat Conservation Area, such as through nomination or SEPA process; include Response to Muckleshoot's Comment on species list.
 - For informational purposes, amend BAS Report with additional information on Large Woody Debris, per Exhibit 24. Not an ordinance content item.
 - Exhibit 32: Request that City staff clarify landslide definition and mapping criteria in relation to Washington Administrative Code and comments received.

Critical Areas Ordinance Update Summary (p. 1)

Exhibit 40
Page 117 of 122

Critical Areas Code Section	Required Update	Recommended/Optional
Overall	<ul style="list-style-type: none"> Language updates for consistency with Growth Management Act (GMA) and best available sciences. 	<ul style="list-style-type: none"> Restructuring of ordinance, including removal of unclear or redundant language and overall reorganization of sections. Clean up language throughout ordinance .
General Provisions WMC 21.24.010 - 100, 160 - 180		<ul style="list-style-type: none"> Further demonstrate consistency with Comprehensive Plan. Include process to amend city critical areas map. Clarify site plan requirements to show critical areas
Exemptions and Exceptions WMC 21.24.060-080	<ul style="list-style-type: none"> Update exemption language. Clarify exemptions, such as clearing and grading, and agriculture. Include additional exception criteria to reflect mitigation sequencing and best available science. 	

The items listed in bold are recommended or high priority changes by staff.

Critical Areas Ordinance Update Summary (p. 2)

Exhibit 40
Page 118 of 122

Critical Areas Code Section	Required Update	Recommended/Optional
Critical Area Study and Mitigation Requirements WMC 21.24.110 - 150		<ul style="list-style-type: none"> - Develop submittal requirements for critical area study - Develop standards for mitigation plans and sequencing. - Add fencing and signage requirements.
Critical Aquifer Recharge Areas (CARAs) WMC 21.24.190 - 200	<ul style="list-style-type: none"> - Updated map of CARAs using Best Available Science (BAS). 	<ul style="list-style-type: none"> - Specify requirements for critical areas studies specific to CARAs and when such a study is required. - Performance standards for certain types of uses.
Flood Hazard Areas WMC 21.24.210 - 280	<ul style="list-style-type: none"> - Develop regulations consistent with the Door 3 of the Biological Opinion, which requires requiring habitat assessments for each development in floodway/plain. 	<ul style="list-style-type: none"> - Update code to new "frequently flooded area" language - Specific requirements for critical areas studies specific to flood hazard areas and when such a study is required.
Geologically Hazardous Areas WMC 21.24.290 - 310	<ul style="list-style-type: none"> - Updated map of geologically hazard areas using Best Available Science (BAS). Amend legends to correct reference to UGA versus joint study area. 	<ul style="list-style-type: none"> - Specify report requirements for critical areas studies based on each hazard - Allowing certain types of activities a limited analysis rather than a full report.

Critical Areas Ordinance Update Summary (p. 3)

Exhibit 40
Page 119 of 122

Critical Areas Code Section	Required Update	Recommended/Optional
Wetlands WMC 21.24.320 - 360	<ul style="list-style-type: none"> - Designation of wetlands using Corps Manual and Regional Supplement. - Rating wetlands and buffer width using Ecology Rating System and BAS. - Update buffer and mitigation requirements based on BAS and Ecology. 	<ul style="list-style-type: none"> - Specify requirements for critical areas studies specific to wetlands. - Allowing certain types of activities to be exempt form a special study.
Streams WMC 21.24.370 - 400	<ul style="list-style-type: none"> - Classification of stream using Permanent Water Typing System. - Amend buffer widths for each type based on BAS. 	<ul style="list-style-type: none"> - Allow for buffer averaging. - Clarify "urban" stream designation. - Allow certain common alterations that may occur in the buffers with minor impacts (if mitigated).
Fish and Wildlife Habitat Conservation Areas (FWHCA) WMC 21.24.410 - 440	<ul style="list-style-type: none"> - Update definition to match GMA definition. - Use BAS to determine when a HMA is required as well as requirements for the HMA. 	<ul style="list-style-type: none"> - Provide a list of species of local importance. Add a process to nominate species of local importance to allow more consideration of the draft list. Alternatively, include the list as species of local importance for which the City can require additional review or conditions through the SEPA process. - Specific requirements for a critical areas studies specific to FWHCA directly in the code as well as relocating requirements for habitat management plans (HMA) to this section.

Critical Areas Ordinance Update Summary (p. 4)

Exhibit 40
Page 120 of 122

Critical Areas Code Section	Required Update	Recommended/Optional
Clearing and Grading Regulations (New section)	- New section to address impacts of grading and clearing within critical areas.	- Update existing code sections to reflect future clearing and grading code. - Proposed code would include purpose, definitions, applicability, exemptions, performance standards and decision criteria. (Could combine with remaining municipal code updates, e.g. zoning, to be considered later in 2015)
Geologic Hazard Recommendations (Golder memo November 13, 2014; with minor amendments to Golder's recommendations by Zipper)		- Address code clarifications recommendations per memos. - Address implementation of study requirements in relation to landslide hazard areas per Planning Commission meeting 2/4 and City Council briefing 2/10.

Planned Action Ordinance

- Recommend Staff prepare a complete Planned Action Ordinance
 - Based on draft ordinance in Draft EIS Appendix C.
 - Per draft Ordinance, incorporate mitigation measures:
 - Mitigation measures are listed in full in DEIS Chapter 3 and summarized in DEIS Chapter 1. Following public review the measure will be incorporated into this ordinance, with appropriate edits such as modifying “should” to “shall”.
 - Mitigation measures include advanced use of 2012 Stormwater Manual per response to Muckleshoot Comments in Exhibit 24.
 - Include Cultural Resources mitigation measures from SEPA Checklist and revisions per Exhibit 26.

Direction & Discussion

Sandy Guinn

From: Kathy Heywood <deskworks@comcast.net>
Sent: Monday, February 23, 2015 1:44 PM
To: Dave Kuhl
Cc: Sandy Guinn
Subject: COMP PLAN ISSUES



Hi Dave/Sandy

Thank you both for your help in coordinating our thoughts on the Comp Plan. The whole thing has been an interesting process, one which at times has seemed overwhelming, and at other times a bit tedious. I know every part is important, and I also know everyone who views it will have differing ideas and issues.

While I may not agree wholeheartedly on all the decisions, I really don't have a problem worth "fighting for" with most of it. I did want to make comments in an area where we really haven't spent that much time, and that is in the code amendments. I have some general comments, and some specific issues:

1. In general, I find that the code seems a bit "over-specific" (from its last iteration) such as in the Ordinance 602 issues we discussed. This appears to be a trend, and one I find a bit troubling. I know people will differ in their opinions, but for me, the less specific we are, and the more flexible to include what residents and builders desire to do (as long as it meets all our other requirements), the better off we are. There are obviously areas where we feel strongly as a city and will obviously wish to be very specific in the applicable codes. However, nit-picking and over-specification I think only leads to problems, more staff time, and headaches for those trying to meet impossible codes. This was very effectively demonstrated in the public hearing of the 602 ordinance changes. I would love to see us "back off" wherever we can and use general terms when specificity is not required, allowing for more flexibility and entrusting the Planning Director to make more individual decisions on a case-by-case basis. I realize that nothing may be done about this, but I wanted to express my concerns nonetheless.
2. One code in particular is a concern to me, and that is the proposed changes to 21.14.xxx Accessory Dwelling Units - Design Standards. I know the City has experienced some problems in that regard, but two areas of potential change are concerning.
 - a. One is the reduction of square footage from 50% of total of primary residence to 50% -*not to exceed 1,000 square feet*. While I understand the general reasoning behind this, I am one of those "less government is better" people, and would hate to deny people effective use of their own land, especially when it does not pertain to public safety. When such safety is an issue, obviously we have to be specific and "hold the line." I would like to see that maximum raised from 1,000 to 1200 or 1500 square feet. I don't think that would create any big problems, especially if the other requirements are met. ADU's are an effective way to encourage population growth, and allowing a little more square footage would be desirable, without compromising anything, really. It allows the home owner a little more flexibility and potentially more income. This is especially true if we wish to maintain the R-1 areas as they are. ADUs have to meet many other requirements, especially Health Department requirements which effectively limit their occupation potential.
 - b. The other is the very intimidating clause marked (2) Standards (e) which includes the language "*The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County....*" and it goes on from there. It is essentially a threat that the ADU could be

REMOVED. Removed? Really? The city is going to require that a perfectly good building is "removed" if ALL the requirements aren't met? This seems a bit over the top. Are we trying to instill the "fear of government" into these potential builders? Nothing the City does will ever guarantee total compliance, but a threat to tear down a perfectly good structure seems just a bit extreme, and the need for a recorded document with the county is reminiscent of children swearing oaths with pricked fingers. It just seems wrong to me.

c. The part about making sure the primary entrance to the ADU "*shall be located in such a manner as to be clearly secondary to the main entrance of the principal unit...*" [para. (f)] may or may not work in the City's best interest, or in the interest of the neighborhood where the ADU will be located. R-1 "neighborhoods" are scattered about, not really creating that "neighborhood feeling." It would seem, at least to me, that if the ADU is to be located in an R-1 area, that the homeowner have the option of making the unit feel like a part of the neighborhood, not tucked out of sight (unless other neighbors wish that). I know two such ADU's where that is the case. They have been situated so as to make them feel PART of the entire neighborhood, equal contributors, not "bastard stepchildren" so to speak. I think there should be some flexibility here, and perhaps this worded so that there is some choice to be made by the Planning Director in this regard. Yes, there may be instances where this is the best for the public and the neighborhood, but there also may be other instances where it is not. These are the kind of non-specific language instances I am referring to earlier. We need to allow for more flexibility, not tighter controls. Yes, someone needs to make a decision in the best interest of the City, and we have already designated that person as the Planning Director. We have placed our faith in him, or he wouldn't be working for the City. We just need to make sure that flexibility is built in, and the PD's decision is the final word.

(I don't have any issue with the other elements of this code, especially those related to attached ADUs. Those are obviously needed.)

These are my biggest "issues." As far as the rest of the Comp Plan, this has been a very interesting and enlightening process, but I admit one that I am ready to leave behind in order to move forward. Yes, there may be problems and issues, but we always have the opportunity to make changes in the future. It's not intended to be perfect, or to spell out every single do and don't. It is a document to guide growth, and so far I think it does that well. My biggest concerns are in the area of overly specific codes, which are what drive the daily work of the City, and perhaps overly tax the City staff and others. So, at this point, that is all I wish to contribute! Thanks for the opportunity to do so.

K

EXHIBIT 41
PAGE 2 OF 18

Sandy Guinn

From: Steve Yabroff <smy850@gmail.com>
Sent: Monday, February 23, 2015 11:47 AM
To: Dave Kuhl
Cc: Sandy Guinn
Subject: RE: 2015 Comp Plan
Attachments: 2015 Comp Plan Musings.docx



Dave,

Here are my concerns about the Comp Plan. I suspect it is mostly that this is new territory for us, and it is critical that we get it right. When we see drafts of Ordinances, we generally see the old and the new language so we can contemplate the proposed changes. There are so many moving parts here that I am concerned we might miss something important.

Thanks for your helping us get this right!

Let me know what/how I can be of help.

Thanks.

Steve

From: Dave Kuhl [mailto:davek@ci.woodinville.wa.us]
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP
Development Services Director
17301 133rd Avenue NE
Woodinville WA 98072
425-877-2271
davek@ci.woodinville.wa.us



Steve's 2015 Comp Plan Musings

I believe that the Comp Plan Update is one of the most important issues the PC will deal with. So it is extremely important that we get it right.

I want to make sure that we haven't missed any significant details or changes that might come to back to bite the City.

- So, what are the significant changes that are embodied in the re-write and re-structuring we've seen? As it is, I can't determine what all the changes are that are being proposed and then evaluate them. Can we see a list of changes, i.e. old versus new language?

We want to support City's growth on the one hand, but we don't want that growth to be detrimental to Woodinville.

I want to see the integrity of the neighborhoods protected—all of them.

- The City should specifically support the right of those currently on septic systems to continue with them so long as the systems continue to be viable and working properly.
- I want our Comp Plan to continue to support the on-going character of all the residential neighborhoods, i.e., as pressure for increased housing continues, zoning changes should reflect the desires of the neighborhood residents, not a developer who wishes to radically change that neighborhood.

I want to see our business residents supported so they can really thrive, but also support the constructive growth the Comp Plan envisions.

- This means zoning that supports the above goal without sacrificing the vision of the City.
- The Comp Plan and zoning should complement each other

I have an underlying concern about the concept of 171st bypass going to one lane each way and no provision for a bus pulling out, as well as it just seems counterintuitive to make the current four lanes two lanes when it is reasonable to expect more traffic along with population growth.



Sandy Guinn

From: David Ormerod <dormerod@juno.com>
Sent: Monday, February 23, 2015 3:38 PM
To: Comp Plan
Subject: RE: 2015 Comp Plan
Attachments: Warehouse District 144th Ave NE Woodinville.docx

Sandy:

I am comfortable with our progress to date on the Comp plan. I especially like Alternative 2 with mixed land uses, most of all the Riverfront Amenity Mixed Use

. I also like the Regional Retail Overlay to include only areas north of NE200th St.

I am not too sure about re-zoning additional mixed uses in the Warehouse district south of 200th St, adding restaurants, etc. Two reasons, one, it has the unintended consequence of pulling business away from the downtown restaurants, and it creates potential congestion of autos, large trucks servicing existing businesses in an area never designed for traffic. Most of the buildings were designed for light industrial uses such as heating contractors, carpet installers, welding shops, with few employees and usually one customer at a time. The laneways are narrow, have no sidewalks and few parking places. See attached picture of typical layout.

I am strongly against the acquisition of Halsey and other properties in critical landslide areas. I see this as buying liabilities that could become lawsuits in the future.

These properties are unsuitable as parklands, have been turned down by our parks board as acquisition candidates, and add to our already large supply of unusable open spaces, at a time when we will need more parkland in our Comp Plan. We should save the money for park acquisition

David Ormerod
13405 NE 146 St.
Woodinville, WA 98072
425-821-9780 / 206-422-2264

----- Original Message -----

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PAGE 6 OF 18

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To: Dave Kuhl <davek@ci.woodinville.wa.us>, Steve Yabroff <smy850@gmail.com>, "stadlerkk@gmail.com" <stadlerkk@gmail.com>, "dormerod@juno.com" <dormerod@juno.com>, "gjfazzio@comcast.net" <gjfazzio@comcast.net>, "Kathy Heywood" <deskworks@comcast.net>, "Altaylor2007@gmail.com" <Altaylor2007@gmail.com>, "markwiitala@gmail.com" <markwiitala@gmail.com>
CC: Lisa Grueter <Lisa@berkconsulting.com>
Subject: RE: 2015 Comp Plan
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Date: Mon, 23 Feb 2015 19:13:52 +0000
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Good morning Commissioners,

Reminder to send your questions relating to the 2015 Comp Plan to me by 5 pm today. Do not send to Dave, as Dave is out of the office and I do not have access to his emails.

Thank you!

Sandy

From: Dave Kuhl
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Commissioners:

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As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP

Development Services Director

17301 133rd Avenue NE

Woodinville WA 98072

425-877-2271

davek@ci.woodinville.wa.us



Old School Yearbook Pics

View Class Yearbooks Online Free. Search by School & Year. Look Now!
classmates.com

EXHIBIT 41
PAGE 9 OF 18



EXHIBIT 41
PAGE 10 OF 18

Sandy Guinn

From: David Ormerod <dormerod@juno.com>
Sent: Thursday, February 26, 2015 2:32 PM
To: Comp Plan
Cc: Dave Kuhl; Lisa@berkconsulting.com
Subject: RE: 2015 Comp Plan
Attachments: 14301 - NE193rd.jpg; 19223 144TH AVE NE.jpg; 19495 144TH AVE NE.jpg; 19715 144TH AVE (2).jpg; 19715 144TH AVE NE.jpg

I mentioned my concern over restaurants in the Warehouse district along NE144th Ave. I think these pictures demonstrate my concern. Most of the buildings are prefab steel, low cost construction. If they were torn down and the area re-configured, it would be more suitable, but I don't think that's what the owners have in mind.

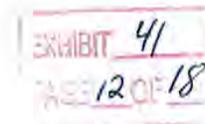
David Ormerod
13405 NE 146 St.
Woodinville, WA 98072
425-821-9780 / 206-422-2264

----- Original Message -----

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by mx01.vgs.unttd.com with SMTP id AABLQY89WA2KCMWJ
for <dormerod@juno.com> (sender <compplan@ci.woodinville.wa.us>);
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15.01.0093.004; Mon, 23 Feb 2015 19:13:52 +0000
From: Comp Plan <compplan@ci.woodinville.wa.us>
To: Dave Kuhl <davek@ci.woodinville.wa.us>, Steve Yabroff <smy850@gmail.com>,
"stadlerkk@gmail.com" <stadlerkk@gmail.com>, "dormerod@juno.com"
<dormerod@juno.com>, "gjfazzio@comcast.net" <gjfazzio@comcast.net>, "Kathy
Heywood" <deskworks@comcast.net>, "Altaylor2007@gmail.com"
<Altaylor2007@gmail.com>, "markwiitala@gmail.com" <markwiitala@gmail.com>
CC: Lisa Grueter <Lisa@berkconsulting.com>
Subject: RE: 2015 Comp Plan
Thread-Topic: 2015 Comp Plan

EXHIBIT 41
PAGE 11 OF 18

Thread-Index: AdBMae0ezOCBboGmTBishUQU92GrUADMovEq
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designate permitted sender hosts)
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(UTC)
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obe.outbound.protection.outlook.com|compplan@ci.woodinville.wa.us
X-UNTD-UBE:-1



Good morning Commissioners,

Reminder to send your questions relating to the 2015 Comp Plan to me by 5 pm today. Do not send to Dave, as Dave is out of the office and I do not have access to his emails.

Thank you!

Sandy

From: Dave Kuhl
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP

Development Services Director

17301 133rd Avenue NE

Woodinville WA 98072

425-877-2271

davek@ci.woodinville.wa.us

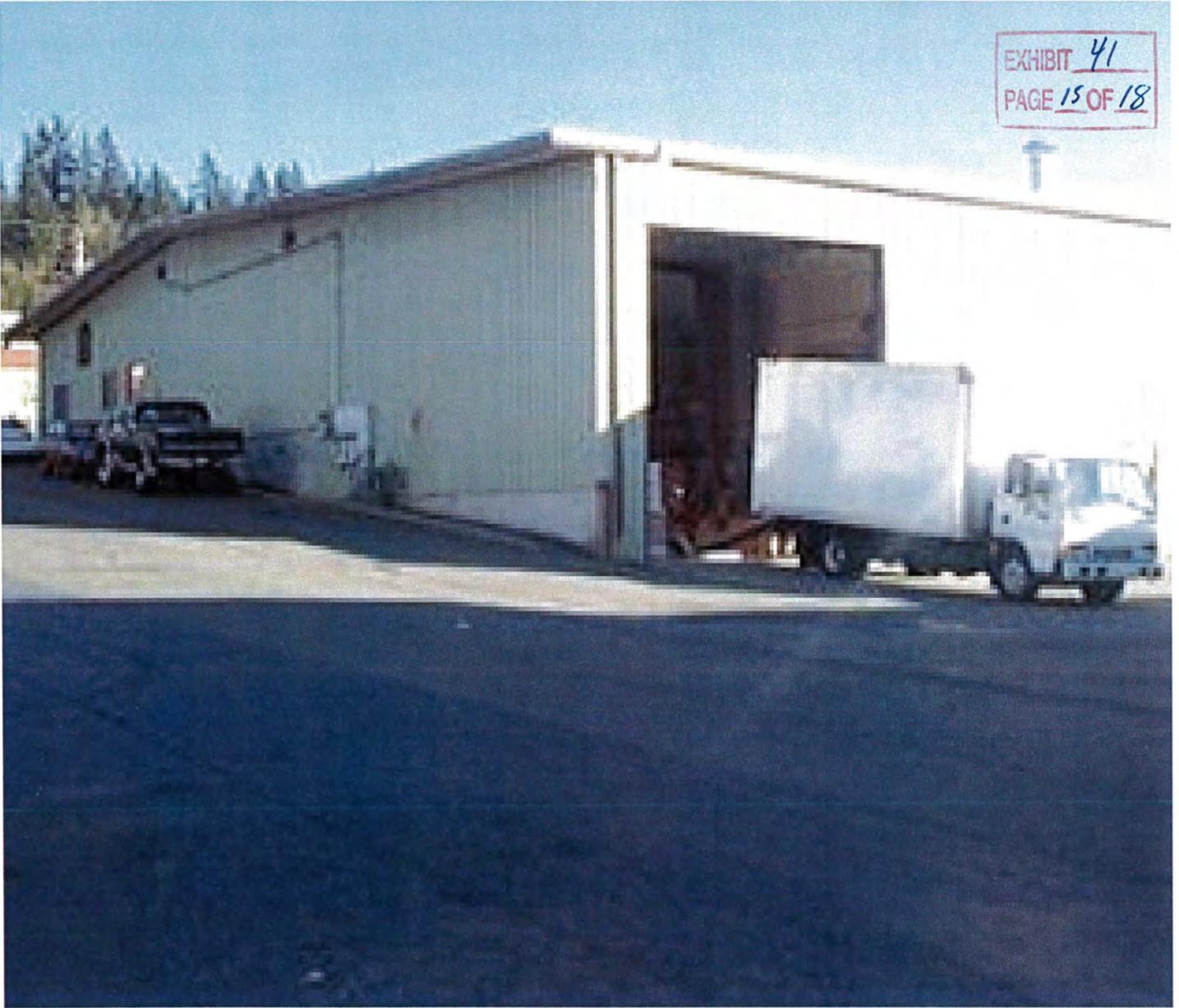


Forget the iPhone 6

Did Apple Just Show Us the Future?
fool.com

EXHIBIT 41
PAGE 14 OF 18











Sandy Guinn

From: Lisa Grueter <Lisa@berkconsulting.com>
Sent: Wednesday, March 04, 2015 8:07 AM
To: Sandy Guinn
Cc: Dave Kuhl; Comp Plan
Subject: FW: questions on capacity for 171st



Hi Sandy,

Can we provide this to the Planning Commission tonight? Thank you,

Lisa Grueter, AICP
206.493.2367 | DIRECT
www.berkconsulting.com



STRATEGY | ANALYSIS | COMMUNICATIONS

Helping Communities and Organizations Create Their Best Futures

From: Thomas Hansen [mailto:thomash@ci.woodinville.wa.us]
Sent: Tuesday, March 03, 2015 12:11 PM
To: Lisa Grueter
Cc: Dave Kuhl; Michael Read, PE
Subject: questions on capacity for 171st

Lisa-

There is currently about 11,000 ADT using this section of 171st daily (2012 count) The 5 lane roadway is significantly underutilized. It is predicted in the future to have between 13,000 to 14,000 ADT in 2035 using this section of 171st, taking into account regional growth and the growth within Woodinville and especially within the CBD. The single lane roundabout/lane reduction project concept shown has adequate capacity to handle this volume of traffic. As a comparison, there is currently over 16,000 ADT going through the south roundabout in the tourist district on SR 202. The backups that are occurring at this roundabout is caused by the traffic signal at SR 202/124th Ave NE in Redmond, not due to the roundabout at all. This should address the concern raised. Please let me know if there are more questions that need a response.

Tom Hansen
Public Works Director
City of Woodinville
425-877-2291



PHONE #: 206.324.8760
2025 First Avenue, Suite 800
Seattle, WA 98121
www.berkconsulting.com

MEMORANDUM

EXHIBIT 43
PAGE 1 OF 12

DATE: March 3, 2015

TO: Dave Kuhl, Development Services Department Director

FROM: Lisa Grueter, Manager, BERK Consulting

RE: Supplemental Memo: Responses to Comments on Comprehensive Plan and Related Components

This memo provides some supplemental responses to comments since our February 26, 2015 memo regarding Planning Commission comments:

Emails, February 23 and February 26, 2015, David Ormerod (See Attachment A)

The email was directed to a general email mailbox and was inadvertently not included in our February 26, 2015 memo.

- I. I am comfortable with our progress to date on the Comp plan. I especially like Alternative 2 with mixed land uses, most of all the Riverfront Amenity Mixed Use. I also like the Regional Retail Overlay to include only areas north of NE200th St.
 - A. The comment is noted. The change to the Regional Retail Overlay to limit its application north of 200th is part of the Alternative 2 revisions under consideration by the Planning Commission.
- II. I am not too sure about re-zoning additional mixed uses in the Warehouse district south of 200th St, adding restaurants, etc. Two reasons, one, it has the unintended consequence of pulling business away from the downtown restaurants, and it creates potential congestion of autos, large trucks servicing existing businesses in an area never designed for traffic. Most of the buildings were designed for light industrial uses such as heating contractors, carpet installers, welding shops, with few employees and usually one customer at a time. The laneways are narrow, have no sidewalks and few parking places. See attached picture of typical layout.
 - A. The comment is noted. The Alternative 2 map as revised to limit the application of the Regional Retail Overlay north of 200th would mean less change in implementing codes. The Industrial designation would continue to apply south of 200th. In response to comments (and a docket item) the City is exploring what kinds and sizes of accessory commercial uses could make sense in the warehouse district area. One idea is small restaurants. The zoning code related elements of the Municipal Code Update are intended to be addressed in more detail between April and December 2015 to allow more time for review.
- III. I am strongly against the acquisition of Halsey and other properties in critical landslide areas. I see this as buying liabilities that could become lawsuits in the future. These properties are unsuitable as parklands, have been turned down by our parks board as acquisition candidates, and add to our already large supply of unusable open spaces, at a time when we will need more parkland in our Comp Plan. We should save the money for park acquisition.

EXHIBIT 43
PAGE 2 OF 12

- A. Comment noted. This topic can be discussed by the Planning Commission. Ultimately the City Council will consider recommendations and deliberate on the course of action.
- IV. I mentioned my concern over restaurants in the Warehouse district along NE144th Ave. I think these pictures demonstrate my concern. Most of the buildings are prefab steel, low cost construction. If they were torn down and the area re-configured, it would be more suitable, but I don't think that's what the owners have in mind.
 - A. The comment is noted. Also see Response III.A above.

Appendix B – Woodinville Comprehensive Plan Elements Goals and Policies Comparison, February 26, 2015

The comparison table for the Capital and Public Facilities Element has some copy and paste errors:

CF-2.3 Request the applicable service providers adopt a capital improvement program remedy the deficiency when an area-wide service deficiency is identified.	See Policy CFP-2.2 with same text. (2014 Parks, Recreation and Open Space Plan <u>Note: Correct text to remove old policy numbering.</u>)
CF-2.4 Evaluate the adequacy of school facilities when reviewing new residential development.	See Policy CFP-2.3 with same text. (2014 Parks, Recreation and Open Space Plan <u>Note: Correct text to remove old policy numbering.</u>)
CF-2.5 Review City requirements to ensure consistency between service providers, the City's annual Capital Improvement Plan, and locally adopted level-of-service standards.	See Policy CFP-2.4 with same text. (2014 Parks, Recreation and Open Space Plan <u>Note: Correct text to remove old policy numbering.</u>)

Attachment A, Page 1

From: David Ormerod <dormerod@juno.com>
Sent: Thursday, February 26, 2015 2:32 PM
To: compplan@ci.woodinville.wa.us
Cc: davek@ci.woodinville.wa.us; Lisa Grueter
Subject: RE: 2015 Comp Plan
Attachments: 14301 - NE193rd.jpg; 19223 144TH AVE NE.jpg; 19495 144TH AVE NE.jpg; 19715 144TH AVE (2).jpg; 19715 144TH AVE NE.jpg



Categories: Red Category

I mentioned my concern over restaurants in the Warehouse district along NE144th Ave. I think these pictures demonstrate my concern. Most of the buildings are prefab steel, low cost construction. If they were torn down and the area re-configured, it would be more suitable, but I don't think that's what the owners have in mind.

David Ormerod
13405 NE 146 St.
Woodinville, WA 98072
425-821-9780 / 206-422-2264

----- Original Message -----

Good morning Commissioners,

Reminder to send your questions relating to the 2015 Comp Plan to me by 5 pm today. Do not send to Dave, as Dave is out of the office and I do not have access to his emails.

Thank you!

Sandy

From: Dave Kuhl
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

Attachment A, Page 2

David Kuhl AICP
Development Services Director
17301 133rd Avenue NE
Woodinville WA 98072
425-877-2271
davek@ci.woodinville.wa.us

EXHIBIT 43
PAGE 4 OF 12

Forget the iPhone 6
Did Apple Just Show Us the Future?
fool.com

EXHIBIT 43
PAGE 5 OF 12

Attachment A, Page 3

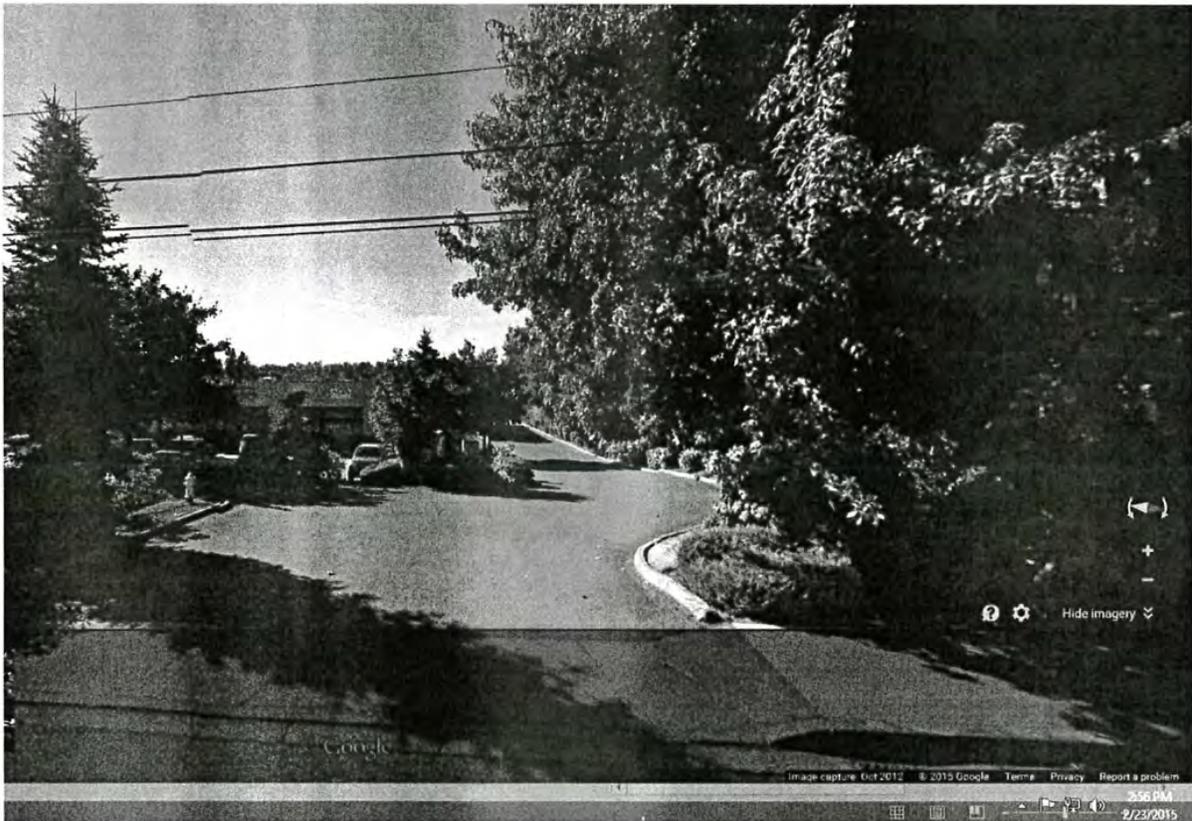


EXHIBIT 43
PAGE 6 OF 12

Attachment A, Page 4

From: Comp Plan <compplan@ci.woodinville.wa.us>
Sent: Thursday, February 26, 2015 6:04 PM
To: Lisa Grueter; Dave Kuhl
Subject: FW: 2015 Comp Plan
Attachments: Warehouse District 144th Ave NE Woodinville.docx

Categories: Red Category

Hi Lisa,

Commissioner Ormerod sent the below & attached regarding the Comp Plan Update. Unfortunately, he sent it to "Comp Plan" and not my email address. I will send an email out to the Planning Commissioners explaining the "Comp Plan" email box.

Sandy

From: David Ormerod [mailto:dormerod@juno.com]
Sent: Monday, February 23, 2015 3:38 PM
To: Comp Plan
Subject: RE: 2015 Comp Plan

Sandy:

I am comfortable with our progress to date on the Comp plan. I especially like Alternative 2 with mixed land uses, most of all the Riverfront Amenity Mixed Use. I also like the Regional Retail Overlay to include only areas north of NE200th St.

I am not too sure about re-zoning additional mixed uses in the Warehouse district south of 200th St, adding restaurants, etc. Two reasons, one, it has the unintended consequence of pulling business away from the downtown restaurants, and it creates potential congestion of autos, large trucks servicing existing businesses in an area never designed for traffic. Most of the buildings were designed for light industrial uses such as heating contractors, carpet installers, welding shops, with few employees and usually one customer at a time. The laneways are narrow, have no sidewalks and few parking places. See attached picture of typical layout.

I am strongly against the acquisition of Halsey and other properties in critical landslide areas. I see this as buying liabilities that could become lawsuits in the future. These properties are unsuitable as parklands, have been turned down by our parks board as acquisition candidates, and add to our already large supply of unusable open spaces, at a time when we will need more parkland in our Comp Plan. We should save the money for park acquisition

David Ormerod
13405 NE 146 St.
Woodinville, WA 98072
425-821-9780 / 206-422-2264

----- Original Message -----

Good morning Commissioners,

Reminder to send your questions relating to the 2015 Comp Plan to me by 5 pm today. Do not

send to Dave, as Dave is out of the office and I do not have access to his emails.

Attachment A, Page 5

Thank you!

Sandy



From: Dave Kuhl
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP
Development Services Director
17301 133rd Avenue NE
Woodinville WA 98072
425-877-2271
davek@ci.woodinville.wa.us

Old School Yearbook Pics
View Class Yearbooks Online Free. Search by School & Year. Look Now!
classmates.com

EXHIBIT 43
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Attachment A, Page 6

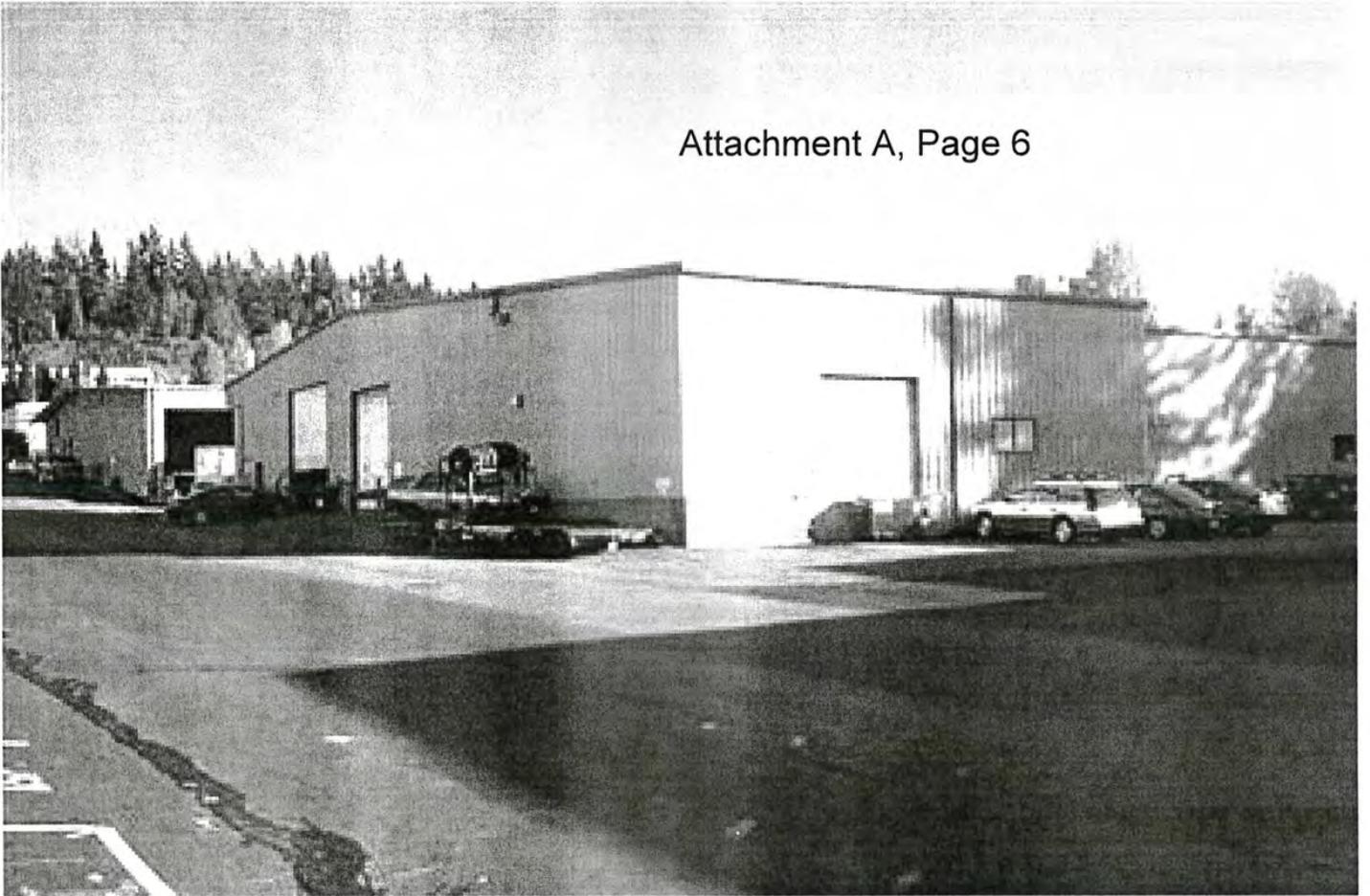
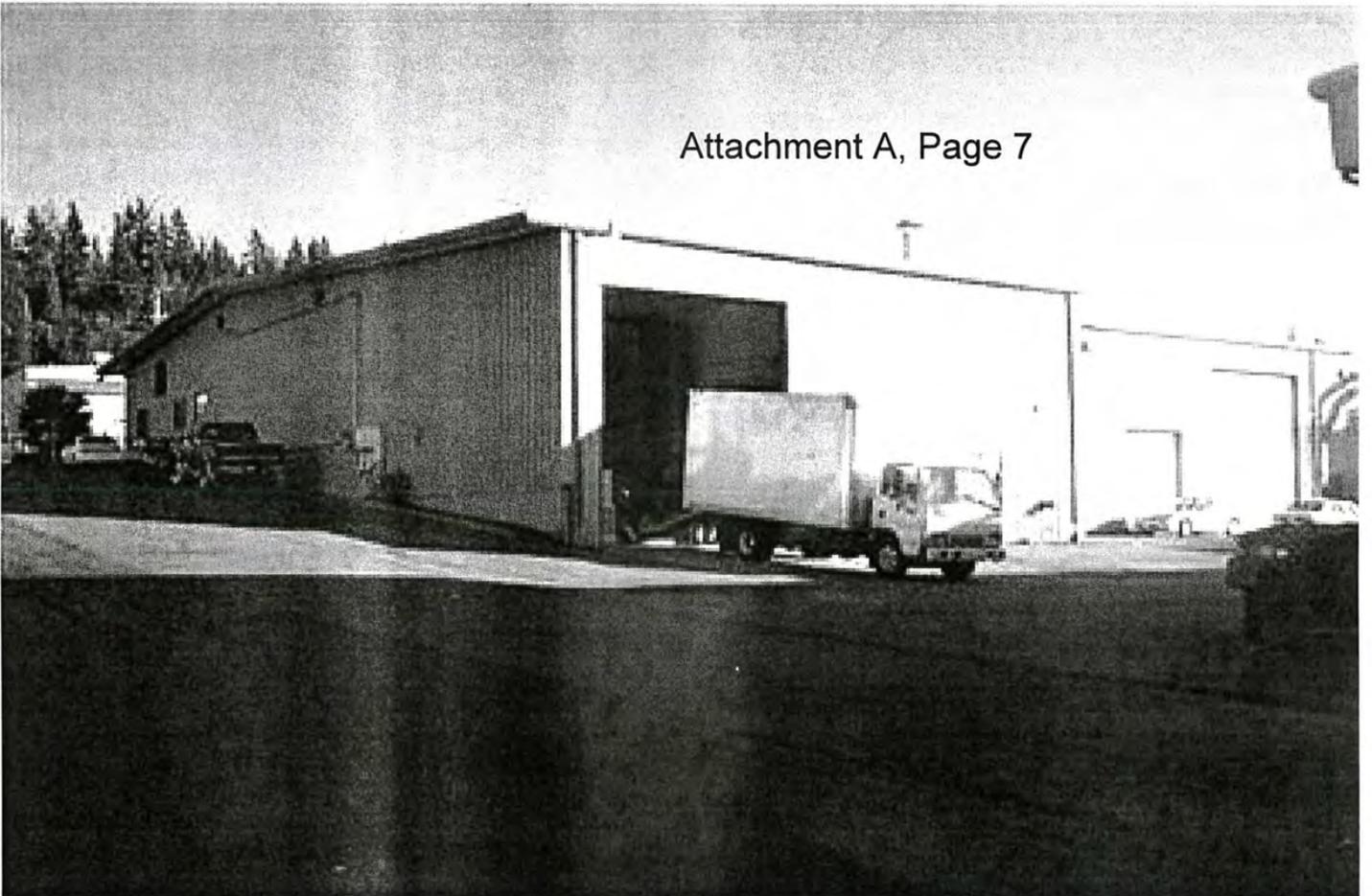


EXHIBIT 43
PAGE 9 OF 12

Attachment A, Page 7



SECRET 43
PAGE 10 OF 12

Attachment A, Page 8

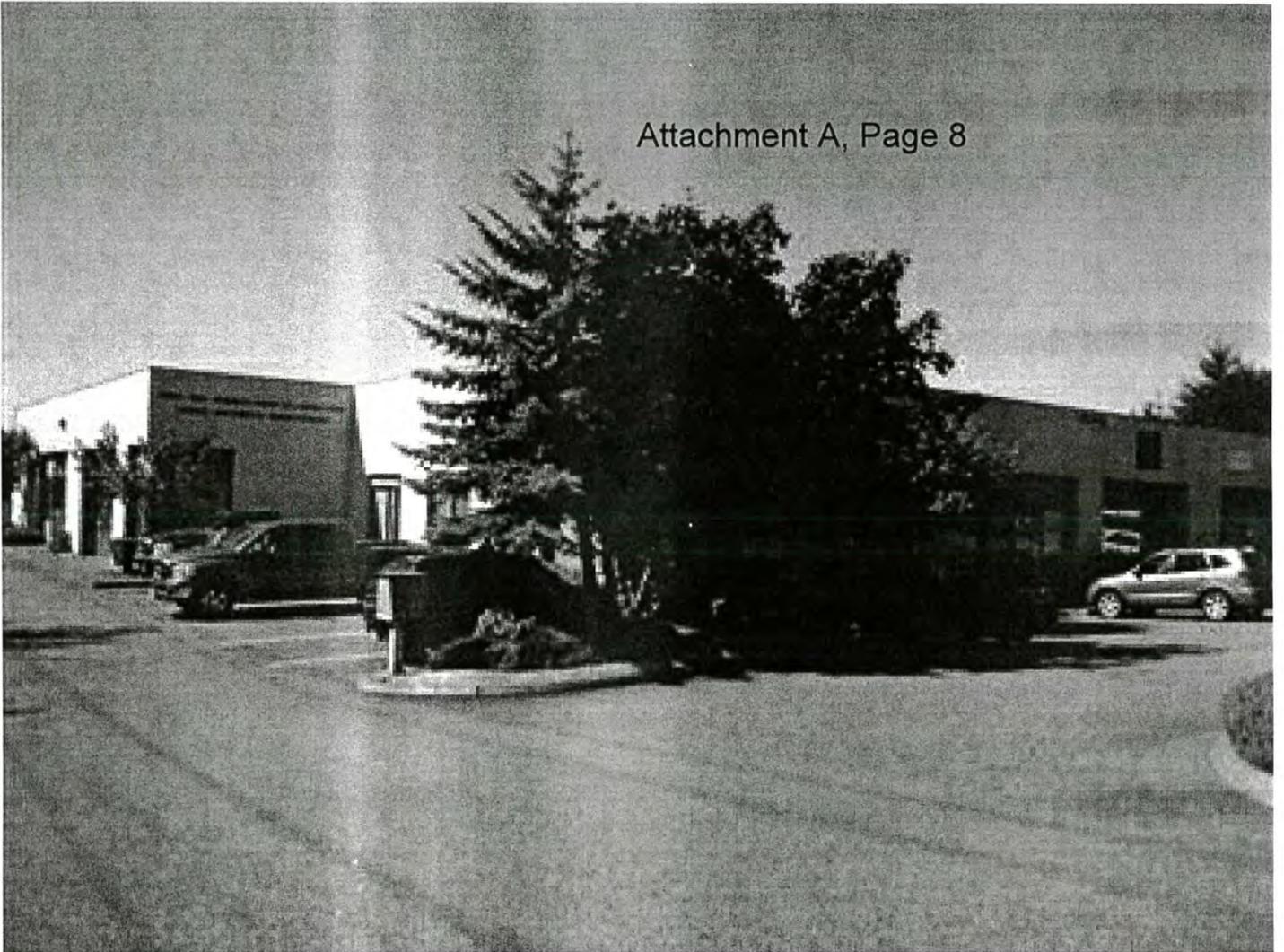


EXHIBIT 43
PAGE 11 OF 12

Attachment A, Page 9

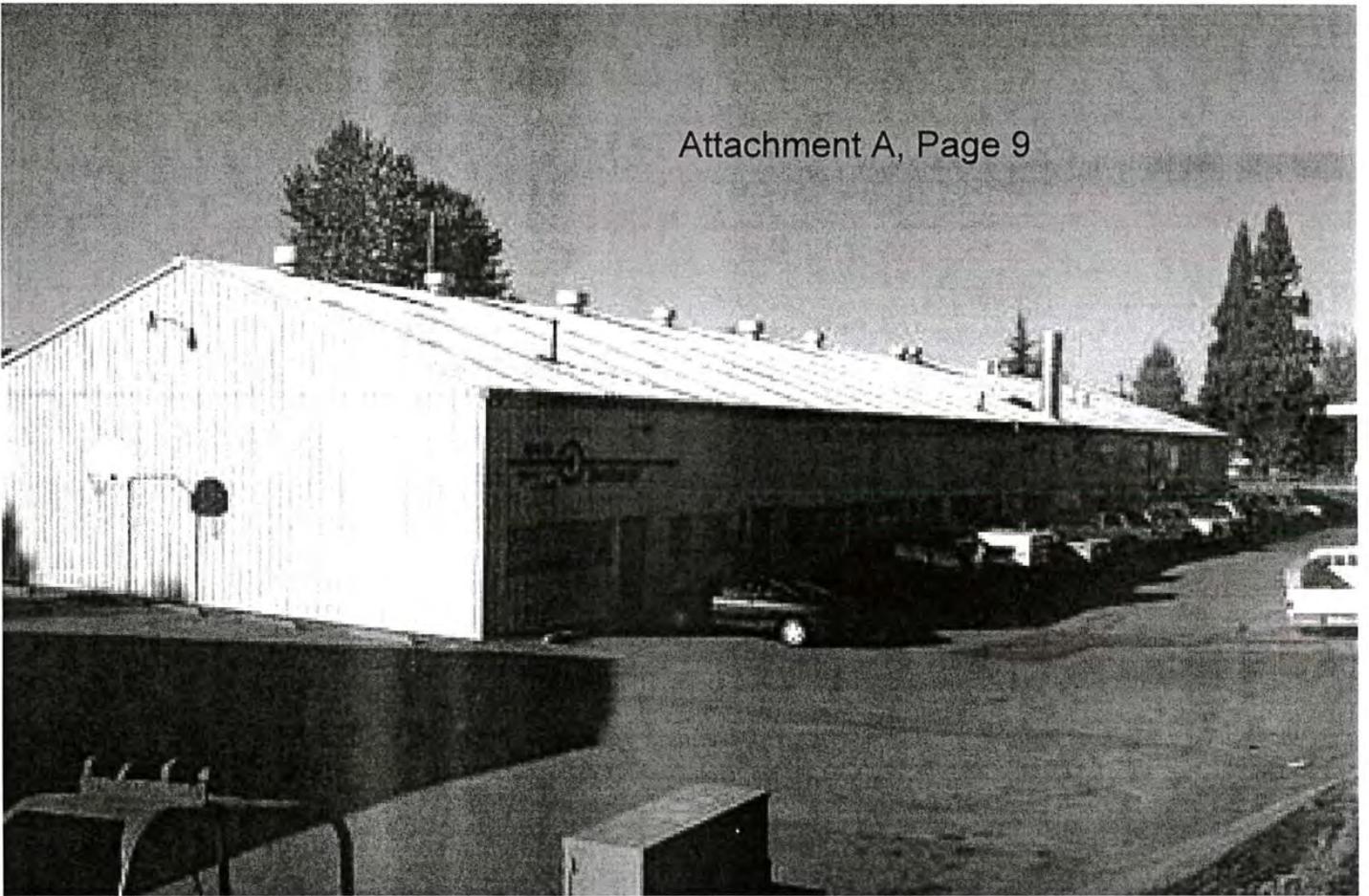
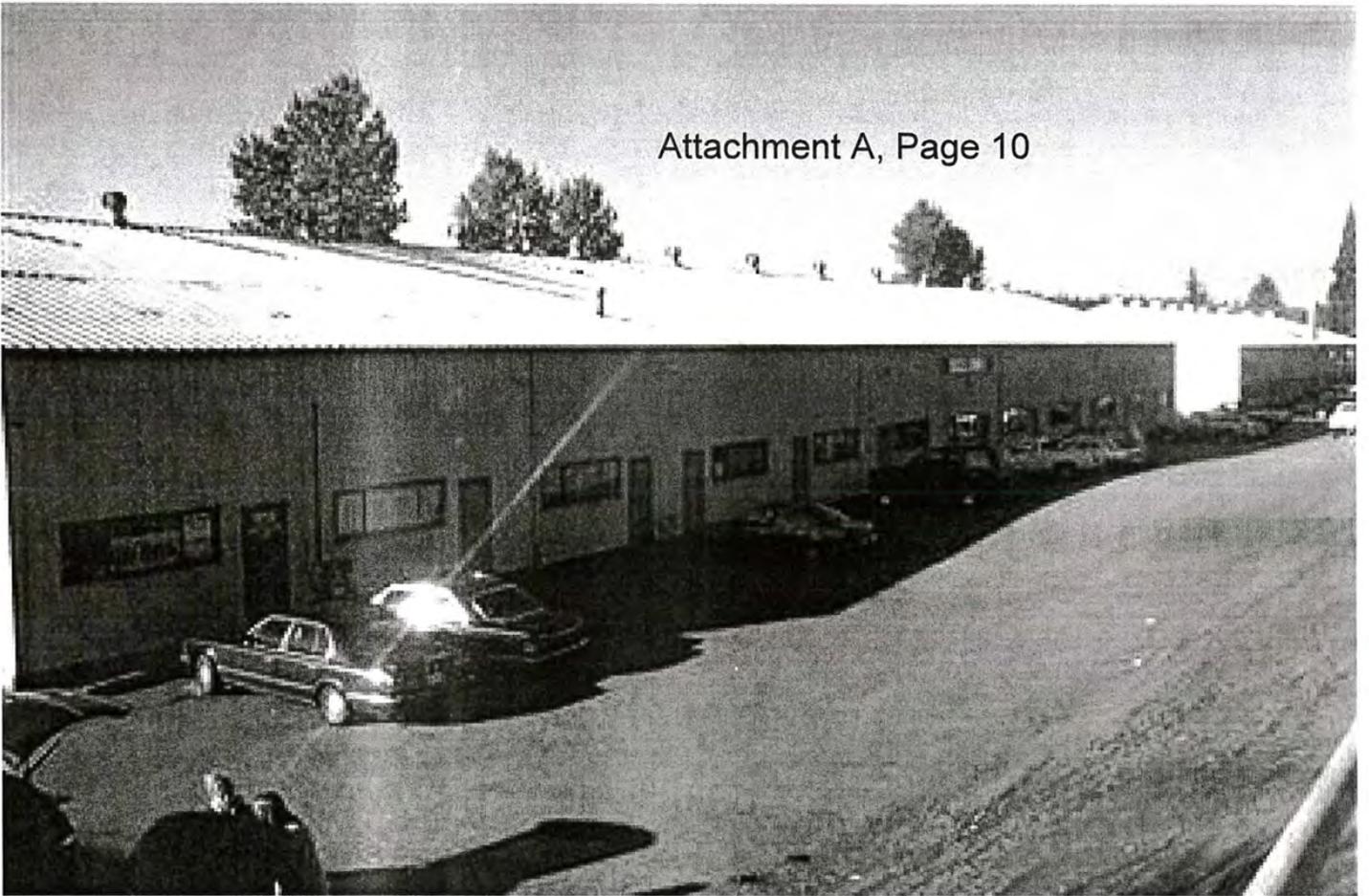


EXHIBIT 43
PAGE 12 OF 12

Attachment A, Page 10



Sandy Guinn

From: Jenny Ngo
Sent: Wednesday, March 18, 2015 12:42 PM
To: Sandy Guinn
Subject: FW: Public Comments for March 18 Planning Commission meeting



From: Sharon Peterson [mailto:sharon-peterson@live.com]
Sent: Wednesday, March 18, 2015 12:34 PM
To: Jenny Ngo
Cc: sharon-peterson@live.com
Subject: Public Comments for March 18 Planning Commission meeting

Hi Jenny,

Jennifer kindly provided you as a contact for Planning Commission. I'd like to ask you to please submit this letter to the Planning Commission during Public Comments this evening and have the Planning Commission chairperson read it into the record.

In the Comprehensive Plan, there is a section with the following language:

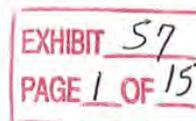
- "point 20 - Policy CFP-6.1 Encourage conversion from on-site wastewater disposal systems as sewer lines become available."

I'd like to ask the Planning Commission to change the wording and intent in this section from "encourage" to "allow" for the following reasons:

- I do not believe it is the responsibility of the City or of the Woodinville Water District to force residents onto sewer in order to help a company become more profitable.
- There are hundreds of households in the rural areas of Woodinville where septic systems have been used safely for years. No change to these systems should be forced unless the system itself is damaged beyond repair.
- Many of the citizens of Woodinville are retired and living on fixed incomes. Requiring the fees associated with changing from septic to sewer—as much as \$50K per household, from quotes I've heard—could literally force an older couple out of their homes. I don't think the City intends this to be a consequence of their actions but unless this language is changed, it could happen. I don't think any of the Commissioners wants this added to your legacy.
- With all the news on damage caused by sewer line failures, sink holes, landslides and other catastrophes caused as sewer lines are installed, inadvertently causing environmental harm as the result of a forced conversion is another outcome for which I don't think the Planning Commission or the City wants to be remembered—please take action in this change to ensure that doesn't happen.

Thanking you in advance for your help to correct this.

Warm Regards,
Sharon Peterson
15206 NE 202nd Street
Woodinville, WA 98072



PHONE # 206.324.8760
2025 First Avenue, Suite 800
Seattle, WA 98121
www.berkconsulting.com

MEMORANDUM

DATE: March 12, 2015

TO: Dave Kuhl, Development Services Director; Members of the Woodinville Planning Commission

FROM: Lisa Grueter, Manager, BERK Consulting

RE: Responses to Comments from Puget Sound Regional Council

Attached is a letter from the Puget Sound Regional Council (PSRC) with comments on the Draft Comprehensive Plan.

PSRC has two roles:

- Develop multicounty planning policies required under the Growth Management Act for King, Pierce, and Snohomish Counties, contained in the VISION 2040 plan. (RCW 36.70A.210 (7)).
- Formally certify local comprehensive plan transportation provisions. To be certified, the transportation provisions must demonstrate that they are consistent with the regional transportation plan, with regionally established guidelines and policies, and with Growth Management Act requirements for transportation planning. (RCW 47.80.023)

We have developed draft responses to the comments in a table format corresponding to the comment. Proposed revisions are shaded and new text is shown in underline.



EXHIBIT 57
PAGE 2 OF 15

MEMORANDUM
DRAFT

Dave Kuhl
Development Services Director
Woodinville City Hall
17301-133rd Avenue NE
Woodinville, WA 98072
Subject: PSRC Comments on Draft Woodinville Comprehensive Plan Update

Dear Mr. Kuhl,

Comment	Response
<p>Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the City of Woodinville 2015 Comprehensive Plan update. We recognize the substantial amount of time and effort invested in this plan, and appreciate the chance to review it while in draft form. This timely collaboration helps to ensure certification requirements are adequately addressed and certification action can be taken by PSRC boards after adoption.</p>	<p>Thank you for your comment.</p>
<p>We would like to note the many outstanding aspects of the draft plan. Several particularly noteworthy aspects include:</p> <ul style="list-style-type: none"> • The plan’s focus on developing a mixed-use center that encourages walking and bicycling. • The plan’s commitment to sustainability, including policies that promote low impact development practices, healthy housing options, nonmotorized transportation, and urban forestry. • Inclusion of an action plan into each element of the plan, which clearly informs the public of the immediate steps the city will take to address needs such as housing and transportation. • The plan’s policies that encourage an active and diverse industrial area that promotes economic growth, as well as complementary provisions to protect industrial lands from encroachment by other land uses in order to ensure the economic viability of those industrial lands. • The plan’s encouragement of access to healthy foods by promoting fresh food markets and community food gardens. 	<p>Thank you for your comment.</p>
<p>The draft comprehensive plan advances regional policy in many important ways. There are some items, however, that should be addressed before the plan is finalized:</p> <ul style="list-style-type: none"> • VISION 2040 calls for local plans to include a context statement that describes how the plan addresses regional policies and provisions adopted in VISION 2040. Examples of context statements are provided in PSRC’s Plan Review Manual, page 2-1. PSRC staff is also available to provide examples adopted in local comprehensive plans. 	<p>Comment noted. The City prepared an analysis of consistency with VISION 2040 (see Planning Commission Exhibit 40). Such a statement can be included in the Chapter 1 Introduction (after the Woodinville Planning Area section) as follows:</p> <p><u>REGIONAL PLAN COORDINATION</u></p>

EXHIBIT 57
PAGE 3 OF 15

MEMORANDUM

Comment	Response
	<p><u>Our City's comprehensive plan advances a sustainable approach to growth and future development by advancing the community's Northwest Woodland character and a Land Use plan and Natural Environment element that addresses protection of the natural environment. The plan commits to maintaining and restoring ecosystems, improve water quality, and reduce greenhouse gas emissions. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.</u></p> <p><u>The City's plan accommodates growth consistent with Countywide Planning Policies, and Multicounty Planning Policies by accommodating 20-year growth targets in a pattern suited to the City's vision for a mixed use downtown, strong industrial, retail, office, and tourist employment centers, and varied housing types compatible with the character of current or planned residential neighborhoods.</u></p> <p><u>The plan supports a multimodal transportation system and a linked parks and open space network that advance the community's mobility and healthy lifestyles.</u></p> <p><u>The Comprehensive Plan includes action plans to be implemented by the City and through regional cooperation in order to create opportunities for housing and economic growth, supported by wise capital investments and environmental stewardship.</u></p>

EXHIBIT 57
PAGE 4 OF 15

MEMORANDUM

Comment	Response
<ul style="list-style-type: none"> The plan contains many policies that support development of a vibrant, mixed use downtown, which is supportive of VISION 2040’s focus on supporting a variety of central places throughout the region. However, policy P 6-11 E appears contrary to these policies. The policy states: “Give priority to community development improvements not within the downtown, which contribute to the City’s economic vitality.” Please update or clarify this policy. 	<p>The commenter’s reading of the policy is not complete. The full policy states:</p> <p>Policy T-3.3. Allocate resources in the City’s transportation capital investment program to:</p> <ul style="list-style-type: none"> A) Ensure public health and safety concerns, including emergency response, disaster planning, and exposure to vehicle emissions; B) Ensure adequate maintenance of existing facilities throughout the City; C) Relieve circulation and congestion problems; D) Provide other growth-supporting improvements serving Downtown; E) Give priority to community development improvements not within the downtown, which contribute to the City’s economic vitality. <p>In context, the allocation of resources goes to ensuring public health and safety, providing maintenance, relieving circulation and congestion, providing growth supporting improvements to Downtown, and then <i>last</i>, providing other growth supporting uses outside of downtown, therefore addressing the balance of the City. The City’s intent is clear in terms of the order of the policies that Downtown investments are prioritized before investments elsewhere. However, to be responsive, the policy could be amended in “E” to say:</p> <p>E) Give priority to Support community development improvements not within the downtown, which contribute to the City’s economic vitality.</p>
<ul style="list-style-type: none"> Consider documenting growth targets and land use assumptions in elements other than land use, such as the transportation, capital facilities 	<p>Comment is noted. However, the City intends to create a streamlined</p>

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MEMORANDUM

Comment	Response
<p>and housing elements. While these elements state that assumptions are consistent, briefly documenting the assumptions used would strengthen those statements.</p>	<p>plan. The Land Use Element sets the stage for growth for all elements. The growth has been considered in the City's PRO Plan and Parks Element and Transportation Master Plan as well as the analysis contained in the Draft EIS.</p>
<ul style="list-style-type: none"> The housing profile provides valuable insight on demographic, housing, and income characteristics within Woodinville, but does not quantify the unmet existing and estimated future needs that are to be addressed in the plan. The housing element would benefit from referring to the number of units affordable at each income threshold (included in the ARCH Housing Analysis Appendix), as well as clarification of how the policies and strategies will address the need for housing below 50% AMI. 	<p>Please see Households by Income Levels. It is recommended that the City add the ARCH Housing Analysis Appendix to the Existing Conditions Report that is cited throughout the Comprehensive Plan.</p>
<ul style="list-style-type: none"> The city should identify SR 202 as a state-owned facility that is designated as regionally significant. It should also identify SR 522 as a Highway of Statewide Significance. Information on these facilities can be accessed at: http://psrc.org/transportation/t2040/los/. In addition, the city should reflect the LOS adopted by WSDOT for these facilities in the plan, which for these highways in the UGA are "D." 	<p>Recommend amending this section on page 6-6 of Transportation Element (Exhibit 6A of Planning Commission record):</p> <p>Roadway LOS The City's adopted minimum Level of Service (LOS) for all streets, per WMC 21.28.070, is LOS E, though LOS D or better is considered desirable, except for local roads in certain residential zones. The TMP also recommends LOS C for local roads and intersections, contained within the R-1, R-4, and R-6 zones; this does not apply to designated arterial roads or intersections with an arterial road. A detailed description of the criteria for each LOS category is contained in the TMP.</p> <p><u>SR 202 is considered a highway of regional significance. SR 522 is considered a highway of statewide significance. WSDOT has identified LOS D for state highways. However, per state law, highways of statewide significance (SR 522) are exempt from concurrency. The Puget</u></p>

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Comment	Response
	<p><u>Sound Regional Council has indicated¹ that regionally significant state highways must be addressed in local comprehensive plans, have LOS standards set regionally, but the law is silent in terms of including or exempting them from local concurrency rules. Options for local jurisdictions include amending its existing concurrency program to reflect the newly established regional LOS standard, modifying its local concurrency program to make it more flexible with regard to regionally significant state highways, or removing the state highway from the local concurrency program. The City's LOS standards in the Municipal Code apply to State routes that are not freeway. The City's stated desired LOS of D matches the State standard for SR 202, and its adequate LOS E is lower. However, the City has indicated in its code that no improvements to State roads shall be required unless the State requests such improvements and there is an agreement between the State, City and applicant.</u></p>
<ul style="list-style-type: none"> Freight routes are an important part of the transportation system and should be inventoried and planned for in comprehensive plan transportation elements. For information on how to consider the freight system in your transportation element, see the Washington State Department of Commerce's Transportation Element Guidebook, pages 85-88 (http://www.commerce.wa.gov/Documents/GMS-Transportation-2012.pdf). 	<p>See page 6-4 of Exhibit 6A addressing freight. A sentence is added to reference the State's freight plan:</p> <p>Freight The efficient delivery of freight goods is important to the vitality of Woodinville's retail and manufacturing businesses. <u>Truck and rail freight are also important to the regional economy.</u> The cost of moving</p>

¹ See: <http://www.psrc.org/transportation/t2040/los/>

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MEMORANDUM

Comment	Response
	<p>freight is directly related to roadway congestion and the delay incurred by it. If the cost to deliver freight increases in Woodinville relative to its neighbors, business will be impacted. <u>The Washington State Freight Mobility Plan (2014)</u>, hereby incorporated by reference, identifies the several key freight classifications in Woodinville, including but not limited to:</p> <p><u>T-1: SR 202 (Woodinville) to King/Snohomish Co. line</u> <u>T-2: NE Woodinville-Duvall Rd</u> <u>T-3: NE 175th St to 148th Ave NE/NE 146th Pl</u></p> <p><u>The ratings are based on the amount of freight carried per year with T-1 at more than 10 million tons per year, and T-2 freight corridors at 4 to 10 million tons per year.</u></p> <p>Woodinville is traversed by railroad tracks owned by the Eastside Community Rail. The Port of Seattle acquired the Eastside Railroad Corridor from BNSF on December 21, 2009. The future development of this rail corridor through Woodinville may include freight, an excursion train, commuter rail and a non-motorized trail. The City is purchasing some of the right of way, and King County has purchased both rail corridors, to Redmond and to Bellevue/Kirkland, south of the "Y".</p>
<ul style="list-style-type: none"> The transportation and other plan elements have many policies supportive of walking, biking and transit. The Growth Management Act requires level of service standards for all locally owned arterials and transit routes, and the MPPs call for other modes, such as biking and walking. This will help with the evaluation of needs when comparing the inventories to the standards, as well as multi-modal concurrency requirements. The Washington State Department of Commerce's 	<p>See pages 6-5 and 6-6 which lists the City's proposed multimodal LOS. Exhibit 6A should be amended to better reference the multi-modal LOS policy – such as adding the multimodal LOS components into Policy T-4.1.</p>

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MEMORANDUM

Comment	Response
<p>Transportation Element Guidebook also has information on how to set level of service standards and identify system needs (pages 143-150 and 183-189) (http://www.commerce.wa.gov/Documents/GMS-Transportation-2012.pdf).</p>	
<ul style="list-style-type: none"> The plan has provisions for special needs housing, but does not cover special needs transportation. Please add discussion and a policy, as appropriate, to the transportation element to address the transportation needs of special needs populations. This relates to MPP-T-25: <i>Ensure mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young, and low-income populations</i>. More information is available through PSRC’s Special Needs Transportation program website (http://www.psrc.org/transportation/special-needs). 	<p>See policy T-5.1 which already addresses special needs:</p> <p>Policy T-5.1. Cooperate with transit providers, adjacent jurisdictions, and private development to:</p> <p>A) Encourage commuters to use car/vanpool programs, public transit, and non-motorized transportation as alternatives to the single-occupancy vehicle.</p> <p>B) Encourage transit providers, paratransit operators, and private purveyors to provide mobility for elderly, disabled, low income, youth, and other mobility-disadvantaged residents in the City of Woodinville and the surrounding community.</p>
<ul style="list-style-type: none"> The capital facilities element contains a 6 year project list and funding sources. The plan should also include at least a conceptual plan for transportation and other capital facilities for the full 20-year planning period. Related to these plans are the Growth Management Act’s requirement to include a reassessment strategy to address any potential shortfalls in funding for needed transportation facilities and services. In addition to the 20-year project list, please add a reassessment strategy. 	<p>Though titled six-year capital facility plan and incorporated by reference in the Capital Facilities Element, the actual six-year plan goes beyond the six year horizon – projects and funding are projected for 2020 and beyond.</p> <p>Further the Transportation Master Plan (TMP) – incorporated by reference in the Comprehensive Plan Transportation Element – addresses the full Comprehensive Plan plan growth (addresses growth per Alternative 2 – DEIS confirms the TMP projects).</p> <p>The City’s stormwater plan considers full build under present zoning for impervious conditions and responses.</p> <p>The City’s Parks Element considers growth both for 10 and 20 years.</p> <p>The City has coordinated with other service providers through the EIS</p>

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MEMORANDUM

Comment	Response
	<p>and Plan process. The EIS considers effects on non-City systems for the 2035 horizon. The City has incorporated by reference the service providers' most recent capital plans and anticipates future updates.</p> <p>Regarding reassessment, the following policy addresses coordination, and is proposed for amendment as follows:</p> <p>Policy CFP-3.1. In conjunction with the biennial budget, confirm that long-term financial capacity exists to provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan, Land Use Element, and other elements of the Comprehensive Plan. <u>Include contingencies for amending level of service standards or land use plans as necessary if sufficient funding is not available to planned levels of growth.</u></p>
<ul style="list-style-type: none"> Policy CFP-6.2, concerning serving new growth with sewers states: "Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acre and only if soil conditions are suitable and groundwater would not be negatively impacted." If the plan anticipates growth within the Urban Growth Area not be served by sewer, the city should ensure that treatment standards are met or exceeded and that a maintenance plan is in place, consistent with MPP-PS-9: <i>Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.</i> 	<p>The City may consider the following policy amendment to respond to the comment:</p> <p>Policy CFP-6.2. Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acre and only if soil conditions are suitable and groundwater would not be negatively impacted. <u>Through King County Health Department and City permit review, require on-site wastewater disposal treatment systems that meet environmental and water quality standards equivalent to sewer system standards, and where a long-term maintenance plan is in place.</u></p>
<ul style="list-style-type: none"> The plan includes notable policies on energy conservation and alternative energy. VISION 2040 also addresses other conservation areas, including water and waste. Please address water and waste conservation in the plan. 	<p>Comment noted:</p> <p>Consider including in Environment Element a policy under Goal E-6:</p>

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MEMORANDUM

Comment	Response
	<p><u>Encourage and support conservation strategies aimed at reducing average annual and peak day water use.</u></p> <p>Consider adding the following Goal and policy to the Utilities Element.</p> <p><u>Goal: To reduce the waste stream.</u> <u>Policy: Encourage participation in recycling, and support creative solutions in the reduction of waste and conservation of resources.</u></p>

Thank you again for working with us through the plan review process. There is a lot of excellent work in the draft and we are available to continue to provide assistance and additional reviews as the plan moves through the development process. If you have questions or need additional information, please contact me at 206-464-6360 or eharris@psrc.org.

Sincerely,



Erika Harris
Associate Planner
Growth Management Planning

cc: Review Team, Growth Management Services, Department of Commerce

Table 2: Summary of 2015-2020 CIP Projects

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Project Year	Project Type	CIP No.	Project Name	Description of Work	Total Project Cost (x \$1,000)	2015-2016	2017-2020	Beyond
Street Projects								
13	S	4	Sammamish Bridge Replacement	Construct a new 2 lane bridge to accommodate eastbound traffic over the Sammamish River at 175th Street	\$7,097	\$7,097		
13	S	8	Trestle Replacement on SR 202 Corridor	Widen existing roadway, including bridge sections, remove and replace trestle and other improvements	\$8,500	\$400	\$8,100	
13	S	10	Mid-Block Crosswalk on Garden Way	Install flashing pedestrian crossing lights at existing crosswalk on on Garden Way between Mill Place and 175th St	\$60		\$60	
13	S	11	Mid-Block Crosswalk on Mill Place	Install flashing pedestrian crossing lights at existing crosswalk on on Mill Place between Garden Way and Woodinville-Snohomish Rd	\$60		\$60	
13	S	12	Grid Road-135th Avenue NE	Construct new 2-3 lane grid road to connect NE 171 St to NE 175th St	\$3,000	\$1,500	\$1,500	
13	S	13	Grid Road - 138th Ave NE (Garden Way)	Construct the NE 138th grid road, 2 to 3 lanes wide from NE 171st to NE 175th, including curb, gutter, sidewalk, illumination, landscaping, traffic signals, bridge over Woodin Creek	\$3,620		\$3,620	
13	S	14	Grid Road - 173rd Ave NE	Construct new 2-3 lane grid road with pedestrian and bike improvements if grid road system is warranted	\$2,280		\$2,280	
13	S	15/16	NE 171st Street Urban Parkway Improvements	Reduce the existing 5 lane road to a 2-lane road with roundabouts, center median, and bicycle/pedestrian-dedicated path, constructed in conjunction with development of adjacent properties and raising the roadway above Woodin Creek	\$6,000	\$2,000	\$4,000	
13	S	17	NE 175th St/133rd Ave NE Intersection	Upgrade existing pedestrian signal to a full signalized intersection.	\$1,160		\$1,160	

Table 2: Summary of 2015-2020 CIP Projects

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Project Year	Project Type	CIP No.	Project Name	Description of Work	Total Project Cost (x \$1,000)	2015-2016	2017-2020	Beyond
13	S	18	NE 173rd Ped Bike Project Southern Border	Construct bike/ped facilities, enclose drainage	\$2,500			\$2,500
13	S	19	Grid Road - NE 178th St	Construct the 178th Ave NE grid road from 140th Ave NE/Ne Mill Pl.	\$6,600			\$6,600
13	S	20	NE 195th Street from 130th Ave NE to SR 522	Construct turn improvements, pedestrian and bike improvements	\$1,700		\$1,700	
13	S	21	124th Ave NE Signal Projects	New traffic signals, pedestrian crossings	\$750		\$750	
13	S	22	Sidewalks/Walkways East side of 156th	Install sidewalks/walkways on 156th Ave NE from Woodinville-Duval Road to the northern city limits	\$1,500		\$1,500	
13	S	24	140th Ave/181st Street Crosswalk	Install flashing pedestrian crossing lights or rapid flashing beacon at existing crosswalk on 140th Ave, north of 181st Street	\$52		\$52	
13	S	25	Sidewalk from West Ridge to downtown	Construct sidewalks to connect neighborhood west of Sammamish River to downtown	\$1,200			\$1,200
13	S	27	Frontage road improvements on NE Woodinville Dr	Citizen-recommended project to provide curb, sidewalk and angled parking on the east side of Woodinville Drive, from NE 175th to City limits	\$2,660			\$2,660
13	S	30	SR 522/NE 195th St/Wood-Sno Intersection	Improve traffic circulation at the intersection through installation of a roundabout, lane channelization; landscaping/gateway improvements.	\$4,050	\$200	\$3,850	
15	S	1	Arterial Street Overlay Program	Locations to be selected on an annual basis	\$3,485	\$655	\$1,000	\$1,830
15	S	2	Residential Neighborhood Street Overlay Program	Locations to be selected on an annual basis	\$3,265	\$675	\$1,119	\$1,471
15	S	3	Industrial/Commercial Overlay Program	Locations to be selected on an annual basis	\$780	\$0	\$390	\$390
15	S	4	City Gateway and Corridor Landscaping Program	Landscape improvements and gateway structure/signage installation at major City entryways; additional locations to be chosen on an annual basis	\$1,100	\$530	\$250	\$320
15	S	5	Mill Place/Little Bear Creek Parkway Roundabout	Construct roundabout at intersection to replace existing traffic signals	\$3,500	\$0	\$1,500	\$2,000

Table 2: Summary of 2015-2020 CIP Projects

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Project Year	Project Type	CIP No.	Project Name	Description of Work	Total Project Cost (x \$1,000)	2015-2016	2017-2020	Beyond
15	S	6	Woodinville-Snohomish Road Widening 140th Ave - Northern City Limits	Widen existing roadway; add curb, gutter, sidewalk.	\$18,100	\$0	\$200	\$17,900
15	S	7	140th Ave Widening from 181st Pl to Wood-Sno	Widen existing roadway	\$2,635	\$0	\$0	\$2,635
15	S	8	Frontage improvements on Woodinville-Duvall Rd	Construct sidewalks on remaining gaps where no sidewalks exist on north side of W-D Road, between 156th Ave NE and NE N. Woodinville Way	\$800	\$0	\$800	\$0
15	S	9	SR 202/NE 145th Roundabouts	Construct roundabouts at intersection of SR 202 and NE 145th (Winery Hill) at existing "Y" intersection	\$4,580	\$0	\$200	\$4,380
15	S	10	Hollywood District Transmission Line Underground	Convert existing overhead power lines to underground	\$7,000	\$0	\$3,500	\$3,500
15	S	11	SR 202 Corridor Widening - NE 175th St to NE 180th St	Widen overpass over SR 522 north of trestle at NE 175th St to NE 180th St.	\$15,400	\$0	\$100	\$15,300
SUBTOTAL STREET PROJECTS					\$113,434	\$13,057	\$37,691	\$62,686

Park Improvement Projects

13	P	1	Eastside Rail Corridor Improvements Study & Improvements	Preliminary concept study for trail and rail use of the Eastside Rail Corridor (Renton to Snohomish), including the spur between Woodinville and Redmond; construction of improvements	\$1,020	\$300	\$0	\$720
13	P	3	Woodin Creek Park Trailhead	Construct trailhead for Sammamish River Trail to include 30-50 parking spaces and other amenities	\$670	\$50	\$620	
13	P	4	DeYoung Park Rehabilitation	Redesign park for better visibility and accessibility.	\$530		\$530	
13	P	5	Woodin Creek Trail	Construct a soft trail through the Woodin Creek corridor in conjunction with development of adjacent properties along the creek; construct trailhead at 140th Ave NE	\$500	\$500		
13	P	7	Woodinville Sports Field Tot Lot	Construct children's playground adjacent to Woodinville Fields	\$70		\$70	
13	P	8	Parkland Development	Acquire and construct new 1-3 acre park for community use; citizen-suggested project to construct park use on Woodinville Water District property at 156th Ave NE/NE 203rd St	\$2,000		\$1,000	\$1,000
13	P	9	Boat Launch	Study/construct non-motorized boat launch to Sammamish River.	\$100			\$100
13	P	10	Sports Field Turf Replacement	Replace turf field	\$1,000		\$1,000	
13	S	24	Pedestrian Trail from Tanglin Ridge (Wood-Duvall Rd) to 148th Ave NE	Provide pedestrian connection between Tanglin Ridge and Woodinville Heights neighborhoods	\$10		\$10	
13	S	29	Wellington/Leota School Trail	Enhance non-motorized connection to schools through construction of non-motorized path	\$1,000			\$1,000

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Table 2: Summary of 2015-2020 CIP Projects

Project Year	Project Type	CIP No.	Project Name	Description of Work	Total Project Cost (x \$1,000)	2015-2016	2017-2020	Beyond
15	P	1	NE 145th Southside Pedestrian Path	Construct a pedestrian path along the south side of NE 145th Street to facilitate safe pedestrian access in the Tourist District	\$1,810	\$100	\$1,710	
15	P	2	West Sammamish Valley View Park Trail System	Construct trail system in existing City-owned open space	\$951			\$951
15	P	3	Woodinville Water Tank Property - 156th Ave/NE 203rd	Partner with Woodinville Water District to construct public trail system/open space.	\$235			\$235
15	P	4	Little Bear Creek Linear Trail	Construct trail/park system along Little Bear Creek, per the Little Bear Creek Linear Park Master Plan	\$1,095			\$1,095
15	P	5	Miscellaneous Park Improvements	Improvements at parks throughout the City as the need arises - ie playground replacement, restroom improvements, etc.	\$500	\$100	\$200	\$200
15	P	6	Pedestrian Crossing - Wilmot Gateway Park and Sports Fields	Construct a protected or grade-separated crossing between Wilmot Gateway Park and Sports Fields	\$2,000			\$2,000
15	P	7	Woodin Creek Trailhead at 140th Ave NE	Construct trailhead to newly-developed Woodin Creek Trail at 140th Ave NE	\$100		\$100	
15	P	8	Nonmotorized trail on west side of Sammamish River	Partner with King County to construct a soft-surface non-motorized trail along the west side of the Sammamish River in existing buffer area	\$1,200		\$200	\$1,000
SUBTOTAL PARKS PROJECTS					\$14,791	\$1,050	\$5,440	\$8,301

Stormwater Improvements Projects

13	SW	1	171st Storm Drain	Install 3,000 linear feet of piped drainage system in conjunction with NE 171st Urban Parkway Project; See Project 13-S16/S17				
13	SW	16	LBC/134th Culvert Removal	Replace existing concrete culverts with the construction of a single lane bridge	\$885		\$885	
13	SW	18	144th Ave NE Catch Basins	Replace catchbasins and add curb inlets	\$130		\$130	
13	SW	23	136th Ave/205th St Storm Drain	Add catchbasin and pipe	\$350		\$350	
13	SW	25	LBC/195th Culvert Enhancement	Increase the capacity of the existing culvert by constructing a parallel culvert or single span bridge	\$1,250		\$1,250	
13	SW	28	126th Place NE/Railroad	Add storm pipe as needed to reroute drainage off of railroad ROW	\$1,430			\$1,430
13	SW	29	139th Ave NE/NE 181st Pl	Upsize existing pipe and complete associated stream improvement	\$950			\$950
13	SW	30	14200 NE North Woodinville Way French Drains	Install french drench to address water coming out of hillside	\$145			\$145
13	SW	31	12403 NE 146th Place	Add stormwater pipe and collection system to prevent street flooding	\$73			\$73
13	SW	79	NE 205th St/134th Ave NE Retention Pond	Cover or convert existing retention pond to underground retention	\$1,500			\$1,500

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Table 2: Summary of 2015-2020 CIP Projects

Project Year	Project Type	CIP No.	Project Name	Description of Work	Total Project Cost (x \$1,000)	2015-2016	2017-2020	Beyond
13	SW	90	Downtown Regional Detention System	Conduct study and construct regional detention system for Downtown-Little Bear Creek Corridor area to facilitate stormwater management for development	\$7,000	\$70	\$3,000	\$3,930
15	SW	1	NPDES Phase 1 Basin Planning Participation	Joint planning study with King and Snohomish Counties	\$200	\$200		
15	SW	2	Culvert Replacement - 160th Place NE	Replace undercapacity culvert near Lake Leota	\$215	\$215		
SUBTOTAL STORMWATER PROJECTS					\$14,128	\$485	\$5,615	\$8,028
Facility Improvement Project								
13	F	3	Old Woodinville Schoolhouse Reuse	Rehabilitation of the Old Woodinville Schoolhouse through private funding, voter-approved bonds, or a combination thereof	\$5,000	\$5,000		
13	F	4	Revised Civic Center Master Plan	Revise Civic Center Master Plan to integrate existing and future uses of the Civic Center complex, including City Hall, Carol Edwards Center, and Woodinville Fields	\$50		\$50	
13	F	5	Civic Center Improvements	Construct additional parking for Civic Center	\$4,000	\$4,000		
15	F	1	City Hall HVAC Controls	Replace aging City HVAC controls	\$100	\$100		
15	F	2	PW Shop Repainting	Paint deteriorating PW Shop exterior	\$95	\$95		
15	F	3	City Hall Facility Repairs	Miscellaneous repairs/remodeling to City Hall	\$100	\$100		
SUBTOTAL FACILITIES PROJECTS					\$9,345	\$9,295	\$50	\$0
Property Acquisition								
13	PA	1	Property Acquisition (Land Banking)	Parks, critical areas, buffer zones	\$1,050			\$1,050
13	PA	2	Creekside Wetlands	Acquire wetlands for mitigation purposes	\$50			\$50
13	PA	4	Wood Trails Property	Acquire 20-acre parcel for future open space/recreational use	\$661		\$661	
13	PA	5	17700 134th Ave NE/Little Bear Creek	Acquire property adjacent to Little Bear Creek for surface water management/open space/recreational use.	\$400		\$400	
13	PA	6	NE 171st St/140th Ave NE R/W	Acquire property for possible right-of-way for future road improvements	\$225		\$225	
13	PA	7	Draughn Property	Acquire property for future recreational/open space use.	\$833		\$833	
13	PA	8	Little Bear Creek Buffer	Acquire 150 feet of buffer along Little Bear Creek from approximately 134th Ave NE to NE 195th St.	\$2,000		\$2,000	
13	PA	9	Wedge Neighborhood Park Property Augmentation	Acquire parcel adjacent to two existing City-owned open space properties for future recreational/open space use	\$10		\$10	
13	PA	10	Halsey Property	Acquire 11 acre parcel for future open space/recreational use	\$400			\$400
SUBTOTAL PROPERTY ACQUISITION					\$5,629	\$0	\$4,129	\$1,500
TOTAL ALL PROJECTS					\$157,327	\$23,887	\$52,925	\$80,515



Northshore
School District

Capital Projects

22105 23rd Drive S.E.
Bothell, WA 98021-4409
(425)408-7850

March 18, 2015

Dave Kuhl, Director
Development Services Department
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

**RE: City of Woodinville
2015 Comprehensive Plan and Code Update**

Dear Mr. Kuhl,

The Northshore School District appreciates the opportunity to review and comment on the proposed revisions to the City of Woodinville's Comprehensive Plan. This will be a guide for the next 20 years of development in the city and the quality of services provided to the citizens of the city. The District is currently one of the two providers of public education within the city limits and is committed to providing a quality education for all Northshore students.

Provisions of quality services to the citizens are a key component to review through the comprehensive plan update process. As the city considers various options for the planning period 2015-2035, provisions for services such as schools is an important consideration. Adopting the Northshore School District's Capital Facilities Plan, as outlined in the comprehensive plan, provides further guidance on the needs of classrooms and educational support infrastructure. As the city reviews the various options, consideration needs to be given to land use changes that could potentially impact services such as education.

The Transportation Element of the plan should encourage the development of a safe, efficient transportation system for both vehicles and pedestrians. Safe walking routes for students need to be developed and maintained as part of this infrastructure. The District will continue to work with the city to identify roadway hazards for students so that safety considerations are part of the land use permitting process.

Currently the District is in a process of reconfiguring grade levels to a K – 5, 6 – 8 and 9 – 12 model to provide greater academic opportunities for students district-wide. There are references in the code that should be reviewed for consistency with this proposed grade reconfiguration. Again, the District will continue to work with the city as schools within the city limits are reconfigured and boundaries are adjusted.

The District is committed to meeting the instructional needs of our community in the 21st century and working with the City to provide that infrastructure.

A handwritten signature in blue ink, appearing to read 'Karen Mooseker', is written over a blue line that extends from the signature area towards the right margin.

Karen Mooseker
Director, Capital Projects
Northshore School District

Sandy Guinn

From: Kathy Heywood <deskworks@comcast.net>
Sent: Wednesday, March 18, 2015 12:56 PM
To: Sandy Guinn; Dave Kuhl
Subject: tonight
Importance: High



Hi guys,

Unfortunately I have picked up a cold and I am very much contagious and obnoxious right now (*some may argue I am this all the time!*), so I thought I should spare you all from the sneezing, blowing and hacking at the moment. I didn't think those would be good things to share from the dais! I will not be attending tonight's meeting. I waited this long to see if I might be a little more presentable as the day progressed, but alas, no.

I did do my homework, however! And, though I know it isn't much and probably will be fixed before any adoption, I thought I should point out a few errors I found. These are all in Critical Areas Ordinance 605, and the attached version showing the changes and markups. I did not undertake a complete edit for typos or other language issues, but these just sort of popped out at me, so thought I'd bring them to your attention:

Exhibit 53

Page 1 of 26:

Line 48, last word should be areas

Line 49, extra word "area" should be deleted

Line 51, should be benefit (no "s" at end)

Page 2 of 26:

Lines 3 through 32. There is a verb tense problem here. On line 3 it says "This chapter seeks to:" then beginning on line 4 all the beginning words have the wrong tense, for example, protecting should be protect, maintaining should be maintain, and on down the line. Either the beginning statement needs to change, or each one of these words needs to change. For example, the end of line 3 could state "The intention of this chapter is" or something like that. Otherwise what follows will need to be changed to match the tense and sentence structure used. Hope that makes sense!

There may be other errors. These just sort of leaped out. This isn't an all inclusive edit. (I just can't curb the writer in me!)

Also, just a question. I note that this ordinance does not include 21.24.290 regarding geologically hazardous areas. Has this been removed, perhaps to another area, renamed, or maybe just not addressed with the rest of this material? Or am I missing something? Perhaps my foggy cold laden brain is not getting this. Just wondering. We have talked about this, but I don't recall doing any work on the actual code in this regard. My apologies if I am in a fog!

Thank you, and have a great meeting. Without me, should be shorter!

Thanks for all your work,

K



March 18, 2015

TO: City of Woodinville, Planning Commission

From: Joan B. Yim, AICP
Woodinville Resident

Subject: Ordinance No. 591, 2015 Comprehensive Plan Update
Ordinance 606, Planned Action for the Central Business District

Thank you for the opportunity to offer my comments on the subject ordinances before you for action this evening.

First, I want to complement the Commission, the Woodinville City staff, and your consultants for how you all have taken on this Herculean tasks and produced well thought out and documented policies and development criteria. As a professional planner with over 40 years of experience, I know good work when I see it.

With regard to Ordinance No. 591, updating the Woodinville Comprehensive Plan, I note that Puget Sound Regional Council comments included references to freight traffic and to housing data. I am concerned that the wear and tear on Woodinville's local roadways from truck traffic on local roadways will fall into the category of "deferred maintenance" in future city budgets without flagging that as an issue at this point in the section discussing truck traffic and freight. While the State has designated highways as being critical for freight transportation in the State's freight mobility plan, this does not include all of our local roads.

I am also concerned about the diversity of housing within the core downtown district for those of low or medium incomes who must rely on rental housing, public transportation, and/or convenient child care services. I understand that the city is going to begin soon to reach out to neighborhoods that are experiencing stress from the population with these demands, and I hope that once their study results are documented, the plan will be revised to meet those needs.

With regard to Ordinance 606, I am pleased to see that the City of Woodinville is following the example of other communities and cities by using the planned development process in the Central Business District. A developer receives benefits as does the city. I am concerned, however, that there be sufficient setbacks so that pedestrians do not feel "boxed in" by building walls, that there be sufficient green space within a setback and that people view attractive buildings and not cold, brick walls that will make our town look like a sterile landscape.

Thank you again for this opportunity to offer my comments and thank you, the staff and the consultants for doing a great job on behalf of the residents of Woodinville.

Sincerely,


Joan B. Yim, AICP
14200 NE 171st Street #G101
Woodinville, WA 98072

Rec'd 3-18-15 3:08
Ord 591 &
606

PLANNING COMMISSION RECOMMENDATIONS

Comprehensive Plan / Parks, Recreation and Open Space Plan March 18, 2015

The Planning Commission voted to recommend the approval of Ordinance 591 as amended at its meeting on March 18, 2015. Ordinance 591 would adopt the Comprehensive Plan under the Growth Management Act. Ordinance 591 would also replace the Parks, Recreation, and Open Space Plan (also summarized as an element in the Comprehensive Plan). Based on the motion to adopt Ordinance 591 as amended, this document lists the amendments in summary form. Under separate cover, the track change version of the Planning Commission Recommendations, Draft Comprehensive Plan (March 2015) is meant to carry out the recommendations. A revised Exhibit 40, Appendix B, showing a comparison of the 2009 Comprehensive Plan and the Planning Commission recommendations is also provided.

COMPREHENSIVE PLAN RECOMMENDATIONS

1. Selection of Alternative 2, Option 1, presented in Exhibit 2.
- Revision to reduce Regional Retail Overlay to cover only the area north of 200th.
2. Recommend Draft Comprehensive Plan, November 2014, with the following revisions:
 - **Land Use Element**
 - Exhibit 6, policy addition on view corridors from SR-202 to the Sammamish River every 500 feet.
 - Exhibit 26, revision to Goal LU-7, replace the word “cohesive” with “well-designed”
 - **Transportation, Utilities, and Natural Environment Elements**
 - Transportation: Exhibit 6A, replacing Chapter 6.
 - Transportation, Utilities and Natural Environment: Exhibit 24, Addressing fish passage barriers and river enhancement programs.
 - **Multiple Elements**
 - Element Comparisons: Exhibits 40 and 43
 - PSRC Responses to Comments – Exhibit 57 (exhibit numbering corrected during meeting)
 - Staff errata to correct Parks inventory:
 - Add open space property (0.75 acres).
 - Does not significantly affect our LOS analysis.
 - **Capital Facilities Element – Sewer Policies**
 - Remove this policy (November 2014 Draft Number 6.1): Encourage conversion from on-site wastewater disposal systems as sewer lines become available.

Note: The November 2014 Appendix A introductory language indicated that the results of fall 2014 outreach would be added. Therefore we have done so in the Planning Commission Recommendations version of the Plan.

PARKS, RECREATION AND OPEN SPACE PLAN RECOMMENDATIONS

- Adopt Parks, Recreation and Open Space Plan (fall 2014at links below), with similar edits as for Parks Element in Comprehensive Plan above. These changes include, but are not limited to:
 - Amending Figure 2 showing the future land use plan by replacing it with Alternative 2 Option 1 per Comprehensive Plan changes above.
 - Amending Appendix C and corresponding text with edits to correct the open space inventory and add Alternative 2 information as appropriate per Comprehensive Plan changes above.
- [Draft 2014 Parks, Recreation, and Open Space Plan, Ordinance No. 591](#)
 - [Draft 2014 Parks, Recreation, and Open Space Plan, Ordinance No. 591](#)
 - [Appendix A: Existing Parks, Recreation, and Open Space Inventory](#)
 - [Appendix B: 2012 Parks, Recreation, and Open Space Survey](#)
 - [Appendix C: 2014-2024 Park Level of Service & Needs Assessment](#)
 - [Appendix D: 2014-2024 Parks Capital Improvement Plan \(CIP\) Projects](#)
 - [Appendix E: Bicycle/Pedestrian Planning Framework](#)
 - [Designated Recreational Bicycle/Pedestrian Routes](#)

Revised Exhibit 40, Appendix B. **Woodinville Comprehensive Plan Elements Goals and Policies Comparison**

INTRODUCTION

The Woodinville Comprehensive Plan Update is intended to meet State and regional planning requirements, advance the Community’s long-term vision, respond to trends and meet the City’s changing needs and aspirations, and to be streamlined and more readable. All Current Comprehensive Plan (2009) elements were screened for compliance (see Appendix C) with State and regional requirements, and were updated with concise inventories drawn from the [Revised Draft Existing Conditions Report](#), November 2014.

The purpose of this Appendix B is to provide a comparison of existing and proposed goals and policies in response to comments requesting a change list or comparison of the current and proposed plan. Each element is addressed with notes and referenced policies that correspond. Policy concepts are largely retained from the Current Comprehensive Plan as seen below. In the effort to streamline some of the policy concepts were merged or combined or broadened.

As a result of the review, there are a few suggested additions, shaded in gray that would make more direct reference to concepts in the Current Plan and we recommend their addition. The additions cover compatibility of land uses of adjacent jurisdictions, essential public facilities, gateway identification, protection of archaeological resources, emergency preparedness, water conservation, and wildlife corridors. Though there are broader goals and policies that may cover these topics more or less, we believe it would strengthen the plan to incorporate these current policies.

In redline we update the numbering and status based on Planning Commission recommendations made on March 18, 2015 and confirmation of amended policy numbering.

ELEMENT REVIEW

LAND USE ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL LU 1.0 To guide the City's population growth in a manner that maintains or improves Woodinville's quality of life, environmental attributes, and Northwest woodland character.	See the following: <ul style="list-style-type: none"> • Growth and environment: Goal LU-1 and Policy LU-1.1. • Northwest woodland character: Goal LU-2 and associated policies. • Quality of life: Goal LU-3 and associated policies. • Environmental stewardship: Goal LU-5 and related policies.

Appendix B. Woodinville Comprehensive Plan Update
Element Comparison

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>LU 1.1 Preserve the character of existing neighborhoods in Woodinville while accommodating the state’s 20-year growth forecasts for Woodinville.</p>	<p>See Policies LU-1.2, LU-2.1, and LU-7.4 as well as Policy H-3.</p>
<p>LU 1.2 Encourage future development in areas: 1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and 2. Where adverse environmental impacts can be minimized; and where such development will enhance the area's appearance or vitality.</p>	<p>See Policy LU-1.1.</p>
<p>LU 1.3 Phase development and supporting municipal services together in an organized, cost-effective manner.</p>	<p>See Policy LU-1.1 and Policy LU-1.4.</p>
<p>LU 1.4 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries.</p>	<p>See Policy LU-1.6 regarding general coordination across a number of topics for eastside communities. <i>Consider adding a policy under Goal LU-1 for more direct policy: <u>Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries.</u></i> <i>Planning Commission Recommendation: Added new policy LU-1.10.</i></p>
<p>GOAL LU-2: To establish land use patterns, densities, and site designs that encourage less reliance on single-occupant vehicle travel.</p>	<p>See Goal LU-3 and related policies and Goal LU-4 and related policies addressing healthy living, connectivity, and multiple modes of travel.</p>
<p>LU-2.1 Provide a compatible mix of residential and commercial land uses downtown to: 1. Make it possible for people to safely walk or bicycle to work and shopping, 2. Reduce reliance on automobiles and reduce commuting time and distance, 3. Make area transit service more viable, and 4. Provide greater convenience for residents.</p>	<p>See Policy LU-9.1 and Policy LU-4.1.</p>
<p>LU 2.2 Connect residential, open space, and recreation areas by an appropriately planned network of streets, walkways, bicycle paths, and utility corridors.</p>	<p>See Goal LU-4 and associated policies as well as Policy LU-3.2.</p>
<p>LU 2.3 Encourage the most intensive residential and employment land uses along major transportation routes to support transit service.</p>	<p>See Policy LU-1.1, Goal LU-3 and Goal LU-4, Policy LU-4.3, and Policy LU-4.4. See also Goal T-5 and related policies in the Transportation Element.</p>

Appendix B. Woodinville Comprehensive Plan Update
Element Comparison

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LU 2.4 Encourage development of a transit system and facilities that link the Town Center Neighborhood and the Tourist District.	See Goal LU-4 and Policies LU-4.5 and LU-4.6.
GOAL LU-3 To attain a wide range of residential patterns, densities, and site designs consistent with Woodinville's identified needs and preferences.	See Goal LU-8 and associated policies.
LU 3.1 Encourage development that complements the existing residential development patterns in Woodinville's neighborhoods.	See Goal LU-7 and Policies LU-7.3 and LU-7.4.
LU 3.2 Preserve the existing natural environment of Woodinville's neighborhoods.	See Policies LU-2.1, LU-7.4 and Goal LU-5 and related policies.
LU 3.3 Maintain each residential area as a safe, pleasant, and enjoyable place to live.	See Goal LU-7 and related policies.
LU 3.4 Provide controls to minimize encroachment by incompatible land uses within and between zoning districts.	See Policies LU-7.2, LU-7.3, and LU-7.5
LU 3.5 Allow lot clustering where applicable when residential development abuts sensitive areas or rural resource lands to provide open space buffers and to reduce potential land use conflicts.	See Policy LU-7.6.
LU 3.6 Encourage moderate (5-8 d.u.) and medium (9-18 d.u.) density housing throughout the community where sufficient public facilities and services are available, where the land is capable of supporting such uses, and where compatible with adjacent land uses.	See Goal LU-8 and associated policies.
LU 3.7 Permit a range of densities to encourage a variety of housing types that meet the housing needs of residents with a range of incomes.	See Goal LU-8 and associated policies.
LU 3.8 Allow for an appropriate level of flexibility in the development regulations, while balancing community goals and the need for predictability in decision making.	See Policy LU-1.3.
LU 3.9 Where appropriate, allow larger parcels with moderate density land use designations to develop with a mix of housing types, including single family, townhouse, apartment, and senior-assisted residences.	See Goal LU-8 and associated policies (e.g. Policy LU-8.4).
GOAL LU-4: To establish land use patterns that encourage a variety of commercial services and employment opportunities.	See Goal LU-9.

Appendix B. Woodinville Comprehensive Plan Update
Element Comparison

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Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
LU-4.1 Create a vibrant compact downtown Woodinville that is an inviting place to work, shop, live, and socialize.	See Policy LU-9.1.
LU-4.2 Encourage mixed-use development that balances residential and business uses within commercial areas.	See Goal LU-9 and Policies LU 9.1-9.3 for related existing/planned mixed-use areas within the City.
LU-4.3 Allow for appropriate development in the Tourist District that attracts tourists and still allows for uses in the underlying zoning.	See Policy LU-9.3.
LU-4.4 Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the King County County-Wide Planning Policies.	See Policy LU-1.2.
LU-4.5 Limit expansion of neighborhood commercial centers to the size designated on the Future Land Use Map.	See Policies LU-7.5 and LU-9.5.
LU-4.6 Ensure that development in neighborhood commercial centers is compatible with surrounding residential neighborhoods.	See Policy LU-9.5.
LU-4.7 Establish special development conditions to ensure compatibility with existing uses in neighborhood commercial centers and the surrounding neighborhoods.	See above.
LU-4.8 Accommodate a wide variety of industrial land uses consistent with responsible environmental practices.	See Policy LU-9.4.
GOAL LU-5: To provide a process for siting essential public facilities.	<p>Now under Capital Facilities Chapter: Policy CFP-1.2. Coordinate planning for water utilities, sewer utilities, regional wastewater treatment facilities and other essential public facilities with those special-purpose districts for which the City collects fees, and prepare a Capital Facilities Plan that includes: <i>(also see sub-policies A-E under this policy)</i></p> <p>The City addresses Essential Public Facilities under Chapter 21.25 of the Woodinville Municipal Code.</p> <p><i>For greater compatibility with the Growth Management Act and Current Comprehensive Plan Policies, consider adding a policy under Goal CFP-1 as follows drawn from policies under Current Goal LU-5:</i></p>

Appendix B. Woodinville Comprehensive Plan Update
Element Comparison

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>LU-5.1 Define Essential Public Facilities, consistent with the Growth Management Act, as “those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, secured community transition facilities, solid waste handling facilities, and in-patient facilities including substance</p>	<p><i>Maintain a process to regulate the siting of essential public facilities pursuant to RCW 36.70A.200.</i></p> <ul style="list-style-type: none"> • <i>Define Essential Public Facilities, consistent with the Growth Management Act.</i> • <i>Coordinate with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional processes to develop coordinated approaches to siting of essential public facilities and to address impacts.</i> • <i>Condition proposals to be consistent with the City’s Vision Statement, Comprehensive Plan, Functional Plans, and development regulations.</i> • <i>Promote the execution of interlocal agreements regarding the siting, operation and/or expansion of such facilities within the Woodinville community. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor’s voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the City created by the proposed facility.</i> • <i>To the extent legally permissible, it is the policy of the City of Woodinville that no essential public facility be located within a residential zoning district unless no reasonable alternative sites in other zoning districts are or practicably can be made available.</i> • <i>The City’s regulations for essential public facilities shall provide a public process that includes, at a minimum, noticing as required by WMC Title 17 and provides for at least one public hearing to be heard by the City’s Hearing Examiner.</i> <p><i>Planning Commission Recommendation: The above was added as new CFP-1.7.</i></p> <p>See above.</p>

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Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>abuse facilities, mental health facilities, and group homes.”</p>	
<p>LU-5.2 Coordinate with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by the Snohomish County Tomorrow Steering Committee. Participate as early and as fully as practicable in any hearings, meetings and other decisional processes with respect to the proposed siting of any state or regional essential public facility within the City’s jurisdiction. Such participation may include, but is not limited to:</p> <ol style="list-style-type: none"> 1. Holding informational meetings independent of the formal siting process in order to obtain local citizen input regarding the proposal, 2. Testifying at relevant state and regional hearings, and 3. Submitting into the administrative record for any such hearing documentation regarding the probable economic, environmental, traffic, visual and other impacts of the proposed facility upon the Woodinville community. 	<p>See above.</p>
<p>LU-5.3 Use the following Siting Process to site essential public facilities.</p> <ol style="list-style-type: none"> 1. The City shall adopt and periodically update a list of existing and potential essential public facilities (at a minimum, that provided by Washington State Office of Financial Management). In formulating and updating said list, the City shall consider and draw upon the following sources: <ol style="list-style-type: none"> a. The list maintained by the Office of Financial Management of essential state public facilities that are required or likely to be constructed within the following six years; b. Any list maintained by King County regarding essential public facilities of a county-wide or regional nature, including facilities made part of or pursuant to the planning policies adopted by King County in consultation with the City of Woodinville; and c. Any list of local essential public facilities adopted by the City of Woodinville, irrespective of the funding source therefore. 	<p>See above.</p>

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>2. Essential public facilities shall be classified as “state”, “regional” or “local” facilities, with substantive and procedural standards for each classification provided in the Woodinville Municipal Code.</p> <p>3. The policy guidelines herein are intended to ensure the City’s compliance with applicable GMA mandates while simultaneously protecting the local public interest to the maximum permissible extent. Nothing herein shall be interpreted to allow preclusion of essential public facilities in contravention of RCW 36.70A.200.</p> <p>4. To the extent permissible under RCW 36.70A.200 and any controlling precedent established by Washington courts or the Central Puget Sound Growth Management Hearings Board, the City’s siting process for essential public facilities shall take into account the following considerations:</p> <ul style="list-style-type: none"> a. The extent to which the proposed facility will exacerbate the community, traffic, environmental, financial and other impacts of any other existing or proposed essential public facilities located in close proximity; b. The proposed facility’s consistency and compatibility with the City’s Vision Statement, Comprehensive Plan, and development regulations; c. The project site’s compliance with the proposed facility’s minimum physical site requirements, including any reasonably projected facility expansion needs; d. The facility’s compatibility with surrounding land uses; e. The extent to which mitigation measures would substantially avoid, reduce, or compensate for any adverse environmental impacts of the facility; f. The extent to which necessary transportation infrastructure is or will be made available to ensure safe transportation access and transportation concurrency; g. The extent to which necessary infrastructure is or will be made available to ensure appropriate access by public safety responders; h. The extent to which the proposed facility will unreasonably increase noise levels in residential areas, particularly at night; 	

LAND USE ELEMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>i. The extent to which visual screening would mitigate the visual impacts of the proposed facility from streets and adjacent properties; and</p> <p>j. The financial capacity of the project sponsor to comply with any bonding or other security requirements of the City’s land use regulations.</p> <p>The above list is nonexclusive.</p> <p>5. In addition to the considerations enumerated in LU-5.3(4), the siting process for local essential public facilities shall take into account the following considerations:</p> <p>a. The public need for the facility;</p> <p>b. The extent to which the proposed facility site will reasonably serve the project sponsor’s overall service population;</p> <p>c. The extent to which the project sponsor has reasonably investigated alternative sites;</p> <p>d. The project’s consistency with the sponsor’s own long- range plans for facilities and operations, as well as the plans of those jurisdictions and agencies that may also be participating in a facilities plan;</p> <p>e. The extent to which the project sponsor’s public participation plan has allowed for public participation in the siting decision and with respect to appropriate mitigation measures; and</p> <p>f. The extent to which the project would result in a disproportionate burden of essential public facilities upon a particular geographic area of the City.</p> <p>6. The proposed siting and/or expansion of essential public facilities shall be subject to the City’s special use permit process. Applications for siting essential public facilities shall be submitted to the Department of Development Services.</p> <p>To the extent legally permissible, it is the policy of the City of Woodinville that no essential public facility be located within a residential zoning district unless no reasonable alternative sites in other zoning districts are or practicably can be made available.</p> <p>The City’s regulations for essential public facilities shall provide a public process that includes, at a minimum, noticing as required by WMC Title 17 and provides for at least one public hearing to be heard by the City’s Hearing Examiner.</p>	

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LU-5.4 Coordinate with adjacent jurisdictions in the siting of essential public facilities along common boundaries.	See above.
LU-5.5 Where appropriate in the City Council's discretion, cooperate with sponsors of proposed regional and state essential public facilities through the execution of interlocal agreements regarding the siting, operation and/or expansion of such facilities within the Woodinville community. Such agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the City created by the proposed facility.	See above.
LU-5.6 To the extent consistent with the other policies of Goal LU-5, encourage exceptional, high-quality design standards and the installation, use and operation of state-of-the-art technology with respect to any essential public facilities sited in the Woodinville community. Examples of such design standards and technology may include, but are not limited to, (a) architectural methods that minimize the building footprint and visual impact of the proposed facility, (b) energy-efficient technology and building design, (c) innovative and/or state-of-the-art pollution, noise and odor control measures, and (d) utilization of recycled, reused, or otherwise ecologically-sensitive building materials.	See above.
GOAL LU-6: To plan and develop a pedestrian-oriented multimodal transportation system approach to the downtown area that accommodates the needs of retail, office, and residential uses.	See Goal LU-4 and Policies LU-4.3 and LU-4.4.
LU-6.1 Implement the street grid ordinance that provides for development of primary and secondary streets in downtown.	See Policy LU-4.1.
LU-6.2 Require non-motorized transportation facilities throughout downtown that promote pedestrian activity and ease of access to housing and commercial outlets.	See Policy LU-4.3 and Policy LU-4.4.

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LU-6.3 Where feasible and desirable, incorporate transit amenities into the design of all commercial and residential development.	See above.
GOAL LU-7 To encourage and achieve multi-story mixed uses in the downtown mixed-use area.	See Policy LU-9.1, particularly sub-policy C.
LU-8.1 Encourage a mix of housing types in and around downtown for all economic segments of the community.	See Policy LU-9.1, Part A.
LU-8.2 Encourage multi-story construction that maintains existing vistas and views.	See Policy LU-9.1.B.
LU-8.3 Locate larger developments of retail and residential uses nearest freeway access and major streets.	Size and location governed by Zoning code based on intent of districts defined on pages 2-6 to 2-10. Community Design Principles addressed on pages 2-15 and 2-16. See also Policy LU-9.2. E. (Amenity Mixed-Use Area).
LU-8.4 Encourage the development of underground parking or multistory parking structures in downtown as an alternative to surface parking.	See Policy LU-9.1, Part C.
LU-8.5 Encourage mini-parks and open spaces in downtown.	See Policy LU-9.1, Part D.
LU-8.6 Establish regulations for developments in office-designated areas that protect abutting low- and moderate-density residential parcels with appropriate restrictions on height, setbacks, landscaping, and access.	<i>Office designated areas have been removed from plan (most now a part of CBD).</i> Regarding compatibility – see Policy LU-7.5.
LU-8.7 Ensure that regulations governing zoning incentives, are used appropriately to further the goals and policies of the Comprehensive Plan.	<i>No new policy directly associated with incentives – but updated goals and policies cover the other design/compatibility goals.</i> Policy LU-1.3. Adopt user-friendly and coordinated development regulations that facilitate Woodinville’s preferred land use pattern (i.e., allowed density, uses, and site provisions). Policy LU-5.3 addresses energy incentives. The Housing Element promotes voluntary density bonuses. The Environmental element addresses critical area enhancement incentives.
GOAL LU-9: To maintain the downtown area as the center for commercial, civic, cultural, and recreational activities.	See Policy LU-9.1.

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LU-9.1 Encourage uses that will support day and evening activities for all ages.	See Policy LU-9.1, Part A.
LU-9.2 Encourage linkage of paths and trails from the downtown to the rest of the Town Center Neighborhood and to the entire community.	See Policy LU-9.1, Part E.
LU-9.3 Develop Sorenson School campus and purchase appropriate adjacent properties as a civic center, consistent with the City's adopted Civic Center Master Plan.	See Policy LU-9.1, Part F.
GOAL LU-10: To provide an active and diverse industrial area that promotes economic growth.	See Policy LU-9.4.
LU-10.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.	See Policy LU-9.4, Part A.
LU-10.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.	See Policy LU-9.4, Part B.
LU-10.3 Develop industrial lands so as to minimize impacts on surrounding lands uses, especially residential land uses.	See Policy LU-9.4, Part C.
LU-10.4 Establish new or additional industrial development that complies with the following criteria: 1. Sewer, water, and communications services should be available or planned for the industrial site area, and 2. New sites designated for industrial use should have convenient access to existing or planned freeways or major arterials.	See Policy LU-9.4, Part D.
GOAL LU-11: To annex additional areas to the City, when requested, that are appropriate for the welfare of both the City and the annexed area.	See Policy LU-1.7.
LU-11.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria: 1. Urban level public services (including police and fire protection, schools, transportation, sewer, water, and general government services) can eventually be provided to annexation areas, 2. The annexation does not create any pockets of unincorporated areas or special service districts, 3. The City has adopted a land use plan for the annexation area,	See above and other policies under Goal LU-1.

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LAND USE ELEMENT	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
4. Residential areas contain potential urban densities unless environmental constraints preclude these densities, and 5. Annexations include greenbelts and/or open spaces.	
LU-11.2 Use inter-local agreements for implementation of land use policies and public improvement standards within potential annexation areas and mutual planning areas.	See above and other policies under Goal LU-1.
LU-11.3 Determine Woodinville's Potential Annexation Areas in order to provide for annexations as requested by working with King and Snohomish Counties to review the Urban Growth Area boundary.	See Policy LU-1.7 and LU-1.8

COMMUNITY DESIGN (integrated into Land Use Element)	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL CD-1: To promote an image of a visually cohesive community to residents and visitors.	See Goal LU-2.
CD-1.1 Develop identifiable gateways at major portals to the City.	Not directly addressed. <i>Consider adding under Goal LU-2 or under Economic Development Goal ED-5. <u>Develop identifiable gateways at major portals to the City.</u></i> <i>Planning Commission Recommendation: Added as policy LU-2.3.</i>
CD-1.2 Encourage preservation of the enhancement of views, of natural features and landmarks as valuable community assets.	See Policy E-4.2 in Environmental Element.
CD-1.3 Promote an image of quality and distinction by blending the natural and built environments.	Not directly addressed – as too broad of terms to be functionally useful in implementing provisions.
CD-1.4 Promote development that reflects Woodinville's heritage and fosters a sense of community pride.	Not directly addressed – but related provisions included under Goal LU-9 and: Goal LU-2. Protect and reinforce Woodinville's Northwest Woodland Design Character.
CD-1.5 Enforce visual character through use of adopted Design Guidelines for commercial, industrial, and multi-family projects.	See Policy LU-1.3. Design provisions are also integrated throughout the elements' goals and policies.
GOAL CD-2: To maintain the Northwest woodland character and heritage of Woodinville.	See Goal LU-2.

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COMMUNITY DESIGN (integrated into Land Use Element)	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
CD-2.1 Identify, preserve and interpret Woodinville’s historical identity.	See Policy in Parks Element, PROS-5.3.
CD-2.2 Encourage native vegetation as a necessary component in the aesthetic and environmental quality of residential, industrial, and commercial areas.	See Land Use Policies LU-2.1, LU-2.2. B, LU-5.1 and Environmental Element Policy E-4.4.
CD-2.3 Utilize trees and landscaping to mitigate environmental degradation and buffer surrounding land uses impacted by residential, industrial, and commercial activities.	See above.
CD-2.4 Require street trees in all residential, commercial, and industrial development and redevelopment be subject to a street tree plan and program developed by the City of Woodinville.	See Policies LU-5.4, LU-5.6, and LU-6.3. (Also see Environmental Element, Goal E-4 and related regarding tree canopy and protection.)
CD-2.5 Require developments to retain existing significant vegetation, where feasible, through regulations in the Woodinville Zoning Code.	See Land Use Policy LU-2.1 and Environmental Element Policy E-4.4.
CD-2.6 Ensure City street standards conform to Woodinville Tree Board and National Arbor Society recommendations for an officially designated Tree City.	<i>Not directly addressed - High level of detail.</i>
CD-2.7 Identify and protect archaeological resources through the site development review process.	<i>Not directly addressed. Consider adding a policy under Goal LU-5: Identify and protect archaeological resources through the site development review process.</i> <i>Planning Commission Recommendation: Added as Policy LU-5.7.</i>
CD-2.8 Increase public awareness and appreciation of Woodinville’s history and culture through interpretive and educational programs in cooperation with the Woodinville Heritage Society.	See Policy PROS-5.3.
CD-2.9 Increase public awareness and appreciation of the benefits of historic preservation through outreach and educational programs. Use of interpretive signs, roadside markers, and other accessible public information on local history and historic resources should be encouraged.	See Policy PROS-5.3.
CD-2.10 Provide opportunities for public education on the value of trees, including their environmental, aesthetic and visual qualities and benefits.	See “Tree Canopy” discussion in Environmental Element. See Goal E-4 and related policies – policies promote tree protection and replanting. Education could be one means of the City’s implementation of the policy.
GOAL CD 3: To promote quality design that preserves and enhances the character of Woodinville.	Integrated throughout LU and Community Design goals and policies.

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CD-3.1 Integrate new development with the existing character of the surrounding area when the existing development already conforms to these goals and policies. The architectural style of new development should take into consideration the architecture of the surrounding neighborhood in style, scale, and choice of materials.	Integrated throughout LU and Community Design goals and policies – though this provision gets into a level of detail much higher than necessary. Notable applicable proposed goals/policies: Policy LU-7.2 and Policy LU-7.3
CD-3.2 Develop a street tree plan for each residential, commercial, and industrial neighborhood in the City.	Not directly addressed. Environmental Element Objectives cite City tree programs and plans: Exhibit 9 2. Environmental Objectives and Tools.
GOAL CD 4: To create pedestrian friendly environments in Woodinville.	Goal LU-4. Provide a safe, efficient, and attractive circulation network that continues to enhance multi-modal capabilities.
CD 4.1 Create human scale pedestrian amenities in Woodinville.	See Policy LU-2.2, Part A.
CD 4.1 Create human scale pedestrian amenities in Woodinville.	See above, plus: Policy LU-4.3.
CD 4.2 Require appropriate design standards, as well as other techniques and methods in the development of pedestrian-oriented areas, to enhance pedestrian safety.	See Goals LU-3, LU-4 and LU-6 and related policies.
CD 4.3 Plan for safe and convenient pedestrian traffic in the design of streets and building facades.	See Goal LU-4 and Policy LU-9.1, Part B.
CD 4.4 Promote and plan for pedestrian/bicycle connections to and through residential neighborhoods.	See Policies LU-4.1, LU-4.2 and LU-4.3.
CD 4.5 Where appropriate, encourage landscaping rather than fences, walls, or other structures that impede pedestrian travel along the perimeter of residential, commercial, and industrial land uses. If fences or walls are planned, convenient breaks for pedestrians should be included.	<i>Very high level of detail. Related design provisions included in Land Use and Community Design Element.</i>
GOAL CD 5: To encourage the arts as a vital contributor to community design.	See Goal PROS-5 and Policy PROS-5.2.
CD-5.1 Encourage a variety of artwork and arts activities in public places, such as parks, public buildings and plazas.	See above.
CD-5.2 Support efforts to expand arts resources in the community, such as arts and crafts learning opportunities, art exhibits, shows, and competitions.	See above.

COMMUNITY DESIGN (integrated into Land Use Element)	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
CD-5.3 Encourage private developments to incorporate artwork into the design of their projects	See above.

HOUSING ELEMENT	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
Goal H -1: To preserve existing housing and neighborhoods and provide a diversity of housing types that promote housing opportunities for all economic segments of the City's population.	Preserve existing housing: See Goal H-4 and Policy H-16. Diversity of Housing Types: See Goal H-1. Housing Opportunities for All Segments: See Goal H-2.
H-1.1 Allow for a variety of housing types and lot sizes through mixed use development and small and large lot single family development, townhomes, duplexes, multiplexes, apartments, manufactured housing, mobile home parks, and accessory dwelling units.	See Policy H-1, similar, with rearranged list.
H-1.2 Promote housing ownership opportunities for people at all economic levels in the City.	See Housing Objectives in Exhibit 3-9. See Goal H-2, particularly Policies H-4 and H-9.
H-1.3 Adopt and periodically update, a Housing Strategy Plan and Work Program which outlines specific housing strategies to be considered in addressing the City's housing needs and goals.	See Housing Action Plan: new Initiatives in Exhibit 3-10.
H-1.4 Define residential land use regulations to allow for development that will accommodate a range of incomes by providing for a variety of housing types and cost. Regulations shall include provisions such as: <ol style="list-style-type: none"> 1. Requiring minimum densities for subdivisions to ensure full land use where urban services are provided, 2. Allowing for bonus densities in developments that meet certain community goals such as senior housing, housing affordability, proximity to transit, dedication of parks/trails/open space, preservation of historic landmarks, energy conservation, protection of sensitive areas, and tree preservation, 3. Permitting high density for low income elderly housing projects when consistent with the Housing Strategy Plan and other applicable land use policies, and 4. Providing flexible subdivision standards subject to adopted criteria. 	See Goal H-2. #1: Not directly addressed. Policies support a land use plan that provides capacity to meet targets and a diversity of housing. See Policy H—3. Also, minimum density is required in the City's Municipal Code. #2: See Policy H-9 (i) on voluntary development bonuses. #3: See Policy H-12 and H-13 as well as general allowances for variety and affordability in Policies H-1 and H-9. #4: See Policies H-1 (ii) and H-3.

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HOUSING ELEMENT	
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H-1.5 Support additional affordable housing with the goal of meeting the targets established and defined in the Growth Management Planning Council Countywide Planning Policies for low and moderate income housing. These Growth Management Planning Council targets are: 1. 17% of growth in new households affordable to moderate-income households, and 2. 24% of growth in new households affordable to low-income households. (Note: Units may be either new or converted.)	See Policies H-3, H-5, and H-6.
H-1.6 Provide incentives for moderately priced housing ownership through flexible lot size requirements and permitting townhome and condominium housing.	See Policy H-1 (ii).
H-1.7 Encourage preservation and maintenance of existing affordable housing.	See Policies H-10 and H-16.
H-1.8 Work in partnership with public and private groups to seek resources for a balance of affordable housing development types and needs.	See Policy H-5 as well as Goal H-5 and associated policies.
H-1.9 Promote regulatory efficiency to minimize the cost of housing development.	See Policy H-1 (iii) regarding ADUs that was identified as a need in housing assessment (Existing Conditions Inventory); other items could be identified through Action Plan to develop Housing Strategy Plan, Exhibit 3-10.
H-1.10 Encourage the building of affordable housing compatible with existing residential development.	See Policy H-2 on infill development and H-18 regarding all types of residential development being compatible.
H-1.11 Promote the development of housing for seniors of all incomes.	Policies H-12 and H-13.
Goal H -2: To promote safe, physically accessible, and clean residential environments with associated open spaces.	See Goal H-4, and Policies H-16, H-17, and H-18.
H-2.1 Require common, convenient, and usable open space in residential development, such as on-site pocket parks or trails.	See Policy H-17(i) and Parks Element.
H-2.2 Encourage preservation, maintenance, and improvements to existing residential structures by: 1. Conducting a periodic survey of housing conditions and neighborhood environments to identify maintenance and restoration needs of older neighborhoods, and	See Policy H-16.

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<p>2. Seeking and promoting resources that provide financial and other assistance to citizens for maintaining or repairing health and safety features of their homes.</p>	
<p>H-2.3 Maintain traditional single family subdivisions and promote creative site planning regulatory measures to increase variety in living opportunities in residential neighborhoods, downtown, and other commercial areas by:</p> <ol style="list-style-type: none"> 1. Allowing accessory dwelling units in single-family houses or on single-subject to specific development, design, and occupancy standards, 2. Providing incentives to encourage creative neighborhood design and layout concepts, and 3. Encouraging mixed use (commercial/residential) developments in the downtown where such developments are financially viable and market driven. 	<p>See Policy H-1, note that “maintain traditional single family subdivisions” is removed.</p> <ol style="list-style-type: none"> 1. See Policy H-1 (iii). 2. See Policy H-1 (ii) and H-17 (iv). 3. See Policy H-1 (i).
<p>Goal H-3: To provide housing opportunities in Woodinville for people with special needs.</p>	<p>See Goal H-3</p>
<p>H-3.1 Encourage social and health service organizations that offer new housing programs and facilities for people with special needs.</p>	<p>See Goal H-3, and Policies H-13 and H-15.</p>
<p>H-3.2 Support the development of emergency, transitional, and permanent supportive housing with appropriate on-site services for persons with special needs throughout the City and region.</p>	<p>See Policy H-14.</p>
<p>H-3.3 Support development of special needs housing that serves local residents and is located in Woodinville and/or elsewhere on the Eastside.</p>	<p>See Goal H-3, and related policies H-12, H-13, H-14 and Goal H-5.</p>
<p>Goal H-4: To work with other jurisdictions to develop a coordinated, regional approach to meeting the housing needs of King County, Eastside, and South Snohomish County communities.</p>	<p>See Goal H-5.</p>
<p>H-4.1 Work cooperatively and in partnership with King County and Snohomish County, interjurisdictional agencies, other jurisdictions, and private groups (profit and non-profit) to determine an equitable regional need for future distribution of affordable housing for low and moderate income families and housing for special needs.</p>	<p>See Policies H-5 and H-6, and H-19 and H-15.</p>

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H-4.2 Coordinate City housing goals, policies, and strategies with regional growth, transit, and employment policies.	See Policy H-19.
H-4.3 Work to increase the availability of both public and private dollars on a regional level for affordable housing.	See Policies H-6, H-7 and H-8 and Goal H-5 and associated policies.
H-4.4 Support and encourage housing legislation at the county, state, and federal levels which would promote the City's housing goals and policies.	See Policy H-20.
H-4.5 Participate in regional discussions to learn of programs and policies that could address the housing needs of the City's residents.	See Goal H-5 and related policies which addresses regional cooperation and discussions.
H-4.6 Continue membership in interjurisdictional agencies to assist in the provision of affordable housing on the Eastside.	See Policy H-21

HUMAN SERVICES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
Goal HS-1: To support a safe, friendly, functional community in which human services and resources are accessible and affordable to all individuals and families.	<p>A Human Services Element is not a requirement of GMA.</p> <p>The Housing Element does reference human services as follows:</p> <p>Goal H-3. To provide housing opportunities in Woodinville and support for human services for people with special needs.</p> <p>Policy H-15. Enable individuals to meet their basic physical, economic, and social needs by promoting an effective human services delivery system.</p>
HS-1.1 Encourage human service providers and programs to locate in the Woodinville area for easier access by residents.	
HS-1.2 Coordinate Land Use, Housing, Transportation, and Capital Facilities elements to support human services policies.	
HS-1.3 Encourage appropriate and affordable human service programs for residents of special needs housing programs.	
HS-1.4 Promote development regulations and standards that support special needs.	
Goal HS-2: To promote a variety of human services that reflect and respond to human needs of the community.	
HS-2.1 In cooperation with appropriate state and local agencies, actively promote action-oriented programs that provide accessible youth-related services.	

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HS-2.2 Emphasize life skills oriented programs to promote the well-being of the community.	
HS-2.3 Support programs that address childhood depression and drug/alcohol abuse.	
HS-2.4 Support programs that provide accessible day care and other needed services for families.	
HS-2.5 Support programs that address the additional need indicators as assessed annually for the Human Services Funding Policy Program.	
HS-2.6 Support social services that provide preventative programs.	
HS-2.7 Provide resources for coordinating and disseminating resource information of available regional human services by identifying human service needs and resources available in the area.	
Goal HS-3: To ensure that the community is aware of human services and resources that are available to them.	
HS-3.1 Work cooperatively with other jurisdictions to refer those in need to appropriate human services.	
HS-3.2 Coordinate with public and private community organizations and local media to inform residents of available services and resources.	
HS-3.3 Encourage accessibility of human services and resources information in a manner that alleviates or addresses any communication barriers.	
Goal HS-4: To maintain the City of Woodinville's Emergency Comprehensive Management Plan and program to promote the education of residents in areas of disaster preparedness and response.	<p>The topic is addressed in the Transportation Element: Policy T-3.3. Allocate resources in the City's transportation capital investment program to:</p> <p>A) Ensure public health and safety concerns, including emergency response, disaster planning, and exposure to vehicle emissions;</p> <p>The City does maintain a Comprehensive Emergency Management Plan (CEMP) - a requirement of the State. <i>Consider adding reference to the Emergency Comprehensive Management Plan in the Capital and Public Facility Element such as under goal CFP-1: Maintain the City of Woodinville's Emergency Comprehensive Management Plan and program to promote the education of residents in areas of disaster preparedness and response.</i></p>
HS-4.1 Work cooperatively with Woodinville Fire and Life Safety District, King County and other Zone 1 (Eastside) cities in the development of plans and programs to provide mutual aid and support to all our citizens during an emergency event.	
HS-4.2 Participate in state and local emergency exercises and training programs.	
HS-4.3 Provide emergency preparedness information to the public.	

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	<p><i>Planning Commission Recommendation: Added as policy CFP-1.8.</i></p>

ECONOMIC DEVELOPMENT	
<p>Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp And Woodinville’s Economic Development Strategic Plan as well as current plan. http://www.ci.woodinville.wa.us/Documents/Work/Economic%20Development%20Plan%20Jan%202008.pdf</p>
<p>GOAL ED-1: To take a positive, partnership role in retaining and enhancing the existing diverse and vital economic base in the City by assisting existing firms and welcoming new firms that will enhance the quality of the economic base.</p>	<p>Goal ED-1 is focused on growing, attracting, and retaining businesses. It is also directly from the City’s 2008 Economic Development Strategic Plan.</p>
<p>ED-1.1 Maintain and enhance the existing level of industrial development which may allow a mixture of business and employment opportunities.</p>	<p>Policy ED-1.1 Targeted business sectors have been identified based on Economic Development Strategic Plan. Support for mix of business is in Policy ED-1.1. Support for industrial uses through infrastructure in Policy ED-1.3. <i>(Note suggested typo correction: Identify and evaluate funding alternatives for road improvements, as an economic asset. The text on economic assets is part of part of the next policy on Parks.)</i> <i>Planning Commission Recommendation: Change made.</i></p>
<p>ED-1.2 Provide assistance to the public, applicants, and developers through an efficient and economical permitting process as a means of enhancing the City’s goal for quality customer service.</p>	<p>See Policy ED-1.4 A and Policy ED-1.6(C).</p>
<p>ED-1.3 Offer a menu of incentives for businesses to develop or expand in a manner consistent with the goals and policies of the Comprehensive Plan.</p>	<p>See Policy ED-1.4 B. Language is the same.</p>
<p>ED-1.4 Plan for infrastructure to: 1. Accommodate redevelopment, infill development, and new development, 2. Mitigate the adverse impacts of such development, and 3. Meet or maintain level of service standards in both residential and non-residential areas.</p>	<p>See Policy ED-1.3. See Transportation Element.</p>

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<p>ED-1.5 Take full advantage of local, County, State, Federal, and private organizations with marketing resources, programs, grants, and other information aimed at enhancing economic development planning and other activities.</p>	<p>Not directly included. Policies are drawn from Economic Development Strategic Plan and address developing funding for improvements (see Policy ED-1.3 and related sub-policies. Developing marketing campaign (see Policy ED-5.2).</p>
<p>ED-1.6 Encourage effective combinations of public and private transportation to facilitate work and shopping trips to and from Woodinville’s businesses and residential areas.</p>	<p>See Policy ED1.3 and related sub-policies. See Transportation Element.</p>
<p>ED-1.7 Stimulate effective dialogue between the business community and the City of Woodinville’s plans, programs, policies, and regulations.</p>	<p>See Policy ED-1.4. New policy provides more specific goals. And Policy ED-2.2.</p>
<p>ED-1.8 Support our economic development goals and policies through cooperation with the private sector on public/private projects.</p>	<p>See Policy ED-1.4 (D).</p>
<p>ED-1.9 Provide flexible standards which allow businesses to expand, grow, diversify and redevelop by promoting infill at appropriate sites.</p>	<p>See Policy ED-1.4 (C)</p>
<p>ED-1.10 Encourage additional infrastructure to meet technological needs that provides state of the art quality of service and current trends in business technology needs.</p>	<p>See Policy ED-1.3 (B)(3)</p>
<p>ED-1.11 Cooperate with educational institutions to make quality educational opportunities available to the community.</p>	<p>See Policy ED-1.6 (B).</p>
<p>GOAL ED-2: To maintain a quality environment, recognizing that this is one of Woodinville’s most important assets in attracting economic activity.</p>	<p>Not mentioned in proposed element. See Parks Element.</p>
<p>ED-2.1 Insure that the implementation of the Economic Development Goals, Policies and Strategies reflect the Community’s vision of Woodinville.</p>	<p>See Goal ED-2.</p>
<p>ED-2.2 Protect the beauty of the natural environment to maintain a community where residents want to live and work.</p>	<p>See Policy ED-3.3 which mentions parks, trails, and “green canopy”. See also sidebar quote from Economic Development Strategic Plan, 4-4 regarding a healthy and natural</p>

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	<p>environment as a part of advancing Economic Development Element Goals. Economic Development Element Action Plan references need to implement Parks Plan as a part of advancing Economic Development Element Goals. See Parks and Environmental Elements as well.</p>
<p>ED-2.3 Encourage continued high-quality housing for a mix of income levels, recognizing that availability of a mix of housing is closely related to the quality and quantity of businesses and the job base.</p>	<p>See Policy ED-3.1. See Economic Development Element Action Plan referencing implementation of Housing Element as key part of implementing goals.</p>
<p>ED-2.4 Encourage a balance of quality residential areas and employment opportunities within the City to minimize commute distances and maintain a high level of well-paying jobs.</p>	<p>See Goal ED-3 and Policies 3.1-3.4. See Housing Element regarding need for jobs-housing balance.</p>
<p>ED-2.5 Improve the aesthetics and site designs of existing City-owned non-residential developments through landscaping and urban design principles.</p>	<p>Community design policies are largely found in Land Use Element for all development types. Downtown is specifically called out in Policy ED-2.1. See Policy ED-3.3 which mentions parks, trails, and “green canopy”.</p>
<p>ED-2.6 Evaluate incentives for the private sector to improve the aesthetics of existing non-residential sites.</p>	<p>Community design policies are largely found in Land Use Element for all development types. Encouraging businesses to make Woodinville a better place to live and work, see Policy ED-3.4.</p>
<p>GOAL ED-3: To address the potential increasing shortage of commercial and industrial land within the City’s current boundaries.</p>	<p>See Policy ED-1.4 (E). Also, Land Use Element addresses capacity for jobs.</p>
<p>ED-3.1 Maintain a current inventory of available land for non-residential redevelopment and new development, and carefully assess the most appropriate zoning category based on future employment needs consistent with the community vision and character.</p>	<p>See Policies ED-1.4 (E) and ED-2.2. Also see Policy LU-1.2 in Land Use Element.</p>
<p>ED-3.2 Increase the intensity of commercial and industrial areas by encouraging redevelopment and infill development.</p>	<p>See Policy ED-1.4 (E) and ED-2.2 regarding appropriate supply and zoning. Land Use Element is primary place for growth patterns and targets.</p>

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ED-3.3 Preserve the amount of land in the Comprehensive Plan designated for commercial and industrial development.	Policy ED-1.4 (E) describes having right amount of land. Also, Land Use Element Policy LU-9.4.
GOAL ED-4: To recognize and support the commercial districts within the City.	See Policy ED-1.5. Also see Goal LU-9 and related policies.
ED-4.1 Build on Woodinville’s strengths in regional tourism and recreation by linking these areas with other parts of the community.	See Goal ED-4.
ED-4.2 Encourage the non-residential areas abutting the freeways, highways, arterials, and railways to present a more aesthetically appealing image of the community.	See Land Use Element, Policy LU-2.2.
ED-4.3 Develop programs and projects which encourage a healthy, vibrant business community and set priorities for capital facilities, such as a downtown master plan, and Little Bear Creek corridor plan.	See Policy ED-2.1. See Action Plan for reference to appropriate master plans.
ED-4.4 Continue to monitor and refine, as necessary, programs and projects which, encourage a healthy, vibrant business community. These programs and projects include: General Business, Commercial, Industrial & Multi-family (as commercial real estate) design principles and guidelines, and tourist district master plan.	Design principles covered in Land Use Element. See Economic Development Action Plan for reference to appropriate master plans.
GOAL ED-5: To coordinate with other jurisdictions to ensure regionally sound economic development.	See Policy ED-1.3 B (4) regarding infrastructure. Also Policy ED-1.2 regarding regional planning.
ED-5.1 Participate in regional planning efforts to develop strategies that promote economic diversification.	See Policy ED-1.2.
ED 5.2 Study and identify Woodinville’s role in the regional economy to understand our impact to other jurisdictions.	Addressed in Economic Development Strategic Plan, that led to target sectors in Policy ED-1.1.
ED-5.3 Cooperate with other jurisdictions to identify and plan common infrastructure needed for economic development.	See Policy ED-1.3 B (4).

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PARKS	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan
<p>The Current Comprehensive Plan has a Parks Element: http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/CompPlan/CP070-Parks and Rec.pdf</p> <p>The City also has a 2005 Parks, Recreation and Open Space Plan: http://www.ci.woodinville.wa.us/Work/ParksPlans.asp</p>	<p>The City is proposing to overhaul its Parks element and Plan and has been working for about two years with numerous public meetings with the public, Parks Board, Planning Commission and City Council.</p> <p>The Proposed Parks, Recreation, and Open Space Element is a summarized version of the Draft 2014 Parks, Recreation and Open Space Plan. http://woodinville.granicus.com/MetaViewer.php?view_id=7&clip_id=925&meta_id=95307.</p> <p>Note: Staff suggests some minor editorial corrections regarding the referencing of the Proposed Parks, Recreation and Open Space Plan.</p>

TRANSPORTATION	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan
<p>The Current Comprehensive Plan has a Transportation Element: http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/CompPlan/CP090-Transportation.pdf</p> <p>The City also has a 2009 Transportation Master Plan (Final), with goals and policies, here: http://www.ci.woodinville.wa.us/Documents/Work/MasterPlans/Transportation_MP/Chapter%201.pdf</p>	<p>The Proposed Transportation Element largely draws on the 2009 Transportation Master Plan goals and policies.</p> <p>It also makes some adjustments to add a multimodal Level of Service to meet Puget Sound Regional Council VISION 2040 and Destination 2040 requirements (see also the Audit in Appendix C for other adjustments). It folds in a Transportation Master Plan recommendation to provide a LOS for Residential streets.</p>

CAPITAL AND PUBLIC FACILITIES	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan
<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>GOAL CF-1: To enhance the quality of life in Woodinville through the planned provision of public and private capital facilities, either directly by the City or via coordination with other public and private entities.</p>	<p>See Goal CFP-1 with same text.</p>
<p>CF-1.1 When planning, developing, and administering the City's capital investment program, give primary consideration to the following:</p> <ol style="list-style-type: none"> 1. Protect public health and safety, 	<p>See Policy CFP-1.1. Same except #5 has been replaced with language about fiscal responsibility.</p>

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<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp</p>	<p>http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp</p>
<p>2. Provide infrastructure to support the vision of Woodinville's future as articulated in the Comprehensive Plan,</p> <p>3. Support the provision of City services consistent with the expectations of the community, as expressed in the City's adopted level of service standards,</p> <p>4. Maintain, rehabilitate, or replace the City's facilities and infrastructure as necessary to extend the useful life of existing facilities and ensure continued efficiency and conservation of energy and resources, and</p> <p>5. Provide facilities, which meet special needs of the community, such as those supported by voter-approved bonds.</p>	
<p>CF-1.2 Plan for water utilities, sewer utilities, regional wastewater treatment facilities and other essential public facilities, as well as those special-purpose districts for which the City collects fees, and to prepare a Capital Facilities Plan that includes:</p> <p>1. A long-range plan for capital improvements and construction needed to support the level and distribution of the adopted 20-year population and employment growth target,</p> <p>2. A demonstration of how facility and service needs are determined;</p> <p>3. At least a six-year finance plan, which is to be updated on an annual basis, demonstrating how needs are to be funded,</p> <p>4. Population and employment projections consistent with those used in developing the Woodinville Comprehensive Plan, and</p> <p>5. A strategy for achieving consistency between the land use and the capital facility plan beyond the six-year capital improvement program, including identified potential funding sources.</p>	<p>See Policy CFP-1.2 with same text.</p>
<p>CF-1.3 Locate, inventory and monitor the capacity of existing capital facilities owned by public entities.</p>	<p>See Policy CFP-1.3 with same text.</p>
<p>CF-1.4 To ensure concurrency, plan for needed public and private capital facilities based on adopted level-of-service standards and forecasted growth in accordance with the Land Use Element of the Comprehensive Plan.</p>	<p>See Policy CFP-1.4 with same text.</p>
<p>CF-1.5 Identify deficiencies in public facilities serving existing development based on adopted level-of-</p>	<p>See Policy CFP-1.5 with same text.</p>

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Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
service standards and the means and timing by which those deficiencies will be corrected.	
CF-1.6 Encourage public and private community service providers to share or reuse facilities when appropriate to reduce costs, conserve land, and provide convenience and amenity for the public.	Not in proposed plan.
CF-1.7 Encourage joint siting and shared use of facilities for schools, community centers, health facilities, cultural and entertainment facilities, public safety/public works, libraries, swimming pools, and other social and recreational facilities.	See Policy CFP-1.6 with same text.
GOAL CF-2: Plan for new public facilities (other than transportation) that maintain and enhance public health and safety based on locally adopted level of service standards and guidelines, which are in accordance with state law.	See Goal CFP-2 with same text.
CF-2.1 Plan for Capital Facilities that demonstrate "plan-level" concurrency. "Plan-level" concurrency shall mean the demonstrated financial capacity to provide adequate capital facilities in support of the adopted Land Use Plan, 20-year growth targets, and adopted facility service standards.	See Policy CFP-2.1 with same text.
CF-2.2 Eliminate concurrency determinations at the project level, where feasible, in instances where the City's Capital Facilities Plan demonstrates "plan level" concurrency, (including assured financing).	See Policy CFP-2.1 with same text. (Note: Correct text to remove old policy numbering.)
CF-2.3 Request the applicable service providers adopt a capital improvement program remedy the deficiency when an area-wide service deficiency is identified.	See Policy CFP-2.2 with same text. (2014 Parks, Recreation and Open Space Plan Correct text to remove old policy numbering.)
CF-2.4 Evaluate the adequacy of school facilities when reviewing new residential development.	See Policy CFP-2.3 with same text. (2014 Parks, Recreation and Open Space Plan Correct text to remove old policy numbering.)
CF-2.5 Review City requirements to ensure consistency between service providers, the City's annual Capital Improvement Plan, and locally adopted level-of-service standards.	See Policy CFP-2.4 with same text. (2014 Parks, Recreation and Open Space Plan Correct text to remove old policy numbering.)
GOAL CF-3: To achieve consistency in level-of-service standards within Woodinville for each public service provided by multiple purveyors.	See Goal CFP-3 for similar topics.
CF-3.1 Require capital facility service standards to be established by the providing agency for the following types of facilities to determine long-term (Capital Facilities Plan) facility and funding requirements.	See CFP-3.1, similar topics.

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Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
CF-3.1 1. Water system: <i>Woodinville Water District Standard</i> – 274 residential gallons per family per day and 98 residential gallons per person per day.	Exhibit 7 2. Level of Service Standards
CF-3.1 2. Sewer system: <i>Woodinville Water District Standard</i> - 80 gallons per capita per day (where sanitary sewer is available)	Exhibit 7 2. Level of Service Standards
CF-3.1 3. Storm and surface water management: Establish level-of-service standards that meet those standards as modified and adopted by the City of Woodinville.	Exhibit 7 2. Level of Service Standards
CF-3.1 4. Transportation: Level-of-service E or better Citywide	Exhibit 7 2. Level of Service Standards
CF-3.1 5. Parks and recreation: (Refer to the adopted Parks, Recreation & Open Space Plan)	Exhibit 7 2. Level of Service Standards - maintenance See Parks Element for LOS
CF-3.1 6. Schools: Class Size (students/classroom, average)	Exhibit 7 2. Level of Service Standards
CF-3.1 7. Municipal buildings:	Exhibit 7 2. Level of Service Standards
CF-3.2 Annually confirm that long-term financial capacity exists to provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan, Land Use Element, and other elements of the Comprehensive Plan.	See Policy CFP-3.1. Link to budget.
GOAL CF-4: To achieve consistency in capital facilities level-of-service standards between Woodinville and surrounding jurisdictions.	See Goal CFP-4 with same text. (Note need to make Goal numbering consistent with element format.) <i>Planning Commission Recommendation: Text amended.</i>
CF-4.1 Coordinate with other public entities which provide public services and capital facilities within Woodinville’s urban growth area.	See Policy CFP-3.1 (Note need to make policy numbering consistent with element format.)
GOAL CF-5: To ensure that development pays a proportionate share of the cost of new facilities needed to serve such growth and development.	See Goal CFP-45.

CAPITAL AND PUBLIC FACILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
CF-5.1 Plan for infrastructure and funding strategies in cooperation with other governmental jurisdictions and private agencies. This planning should take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region.	See Policy CFP-3.2 under Goal CF-4. (Note need to make policy numbering consistent with element format.)
CF-5.2 Utilize the following guidelines for any imposition of impact fees on new development by the City of Woodinville: 1. Fees shall be imposed only for system improvements that are reasonably related to the new development, 2. Fees shall not exceed a roughly proportionate share of the costs of system improvements that are reasonably related to the new development, 3. Impact fee revenues must be balanced with other public revenue sources to finance system improvements which serve new development, 4. Proceeds shall be used for system improvements that will reasonably benefit the new development, and 5. Proceeds shall not be used to correct any existing capital facility deficiencies.	See Policy CFP- 4 5.1 – broadened to reference law rather than list details in element. See Exhibit 7-1: Capital Facility Objectives on impact fees.
CF-5.3 Consider the exemption of certain land uses, such as affordable housing, which have broad public purpose from payment of impact fees when adopting any impact fee ordinance.	Not in Capital and Public Facility Element. See Housing Element Policy H-9(ii).
CF-5.4 Maintain and enhance regional and area-wide capital and public facilities through an adequate and equitable set of user charges.	Not in proposed plan.

UTILITIES	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL U-1: To enhance the efficiency and quality of service from public and private utility providers through the coordination of utility, land use, and transportation planning so that utilities including water, sewer, storm water, solid waste, electricity, natural gas, telecommunications, cable television, and satellite transmission are available or can be provided to serve in a manner which is fiscally and	See Goal U-1 shortened but similar language.

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environmentally responsible, aesthetically acceptable to the community, and safe for nearby inhabitants.	
U-1.1 Facility plans for non-City-owned utilities should reflect and support Woodinville's land use plan.	See Policy U-1.1(A).
U-1.2 Notify utility providers of potential inconsistencies between their system plans and the Comprehensive Plan, and work with them to find acceptable solutions when inconsistencies exist.	See Policy U-1.1.
U-1.3 Work with utility providers to ensure that resources are available to support the land uses, including consideration of alternatives to new facilities and alternative locations for the new facilities.	See Policy U-1.1 (A) with same language.
U-1.4 Keep on file resource maps that indicate the general location of existing proposed major components of utility systems serving the City.	See Policy U-1.1(B).
U-1.5 Allow utility facilities as a permitted use where appropriate to ensure that land is available for the siting of such facilities.	See Policy U-1.2 with same language.
U-1.6 Base the extension and sizing of public facilities upon the Land Use Plan. In those cases where engineering standards are in excess of available capacity for the requirements for the immediate development, the excess capacity shall not be a reason to allow growth out of sequence with the land use plan.	See Policy U-1.3 with same language.
U-1.7 Coordinate with other jurisdictions when transmission facility additions or improvements cross jurisdictional boundaries.	See Policy U-1.4 with same language.
U-1.8 Regulate construction of utilities within sensitive areas in accordance with the Sensitive Areas Regulations.	See Policy U-1.5 with same language.
U-1.9 Encourage the joint use of utility corridors consistent with non-motorized and recreational uses.	See Policy U-1.6 with same language.
U-1.10 Coordinate public road construction and maintenance projects with utility construction and maintenance.	See Policy U-1.7 with same language.
U-1.11 Require utility providers to design, locate, and construct facilities within City-owned properties and rights-of-way to reasonably minimize significant,	See Policy U-1.2. Update regarding location requirements.

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<p>individual, and cumulative adverse impacts to the environment and to protect environmentally sensitive areas. Requirements should include the following:</p> <ol style="list-style-type: none"> 1. Locate sewer lines and use construction methods and materials to prevent or minimize the risk of spillage into watercourses and water bodies, 2. Locate utility corridors in existing cleared areas, when possible, 3. Locate utility facilities and corridors outside of wetlands, when possible, 4. Minimize sewer and water line crossings of fish-bearing watercourses, when possible, 5. Use bio-stabilization, riprap, or other innovative engineering techniques to prevent erosion where lines may need to follow steep slopes, and 6. Minimize corridor width. 	
<p>U-1.12 Recognize the electrical facilities document known as the Northshore Electrical Subarea chapter of Puget Sound Power and Light Company’s “King County Growth Management Act Electrical Facilities Plan,” February 1993 including maps of existing, in-progress, and proposed facilities with the August 1995 amended Woodinville/Bothell area map, recognizing:</p> <ol style="list-style-type: none"> 1. Electric utilities have state-regulated “public service obligations,” 2. The state’s Procedural Criteria for utilities elements of comprehensive plans, 3. The Growth Management Act requirements for including the location and capacity of existing and proposed electrical lines in utilities elements, and 4. The need for timely inter-jurisdictional coordination in the planning and provision of electrical service. 	<p>See Policy U-1.9. Proposed plan language is simplified.</p>
<p>GOAL U-2: Review new projects requiring land use or construction permit approval for the availability of an adequate water supply.</p>	<p>See Capital and Public Facilities Element Goal CFP-56. Language is the same.</p>
<p>U-2.1 Require connection to the municipal water system for all new development permitted by the City.</p>	<p>See Capital and Public Facilities Element Policy CFP-56.1. Language is the same.</p>
<p>U-2.2 Encourage the hookup to the municipal water system for those properties on existing private well systems.</p>	<p>See Capital and Public Facilities Element Policy CFP-56.2. Language is the same.</p>

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http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
U-2.3 Maintain building codes and plumbing codes to require water conservation devices for new construction.	Not included. City adopts the International Building Code and Plumbing Code. These could be covered under the general policy proposed below.
U-2.4 Encourage and support conservation strategies aimed at reducing average annual and peak day water use. These can include such strategies as: 1. Billing rate structures, which encourage conservation, 2. Water restrictions at appropriate times, and 3. Public education and the use of appropriate signage where beneficial.	Not included. <i>Consider including in Environment Element a portion of the policy under Goal E-6: Encourage and support conservation strategies aimed at reducing average annual and peak day water use.</i> <i>Planning Commission Recommendation: Added as policy E-6.5.</i>
U-2.5 Recognize the water facilities document known as the Woodinville Water District 2000 Comprehensive Water Plan as part of this Comprehensive Plan.	See Capital and Public Facilities Element, page 7-10. Current plan to be incorporated by reference.
U-2.6 Recognize the sewer facilities document known as the Woodinville Water District 1993 Comprehensive Sewer Plan (or most current update) as part of this Comprehensive Plan.	See Capital and Public Facilities Element, page 7-10. Current plan to be incorporated by reference.
GOAL U-3: Require connection to the wastewater system when development or subdivision of land occurs, only for land that has a density greater than one unit per acre, except when the City determines that the connection is not technically feasible.	See Capital and Public Facilities Element Goal CFP- 67 . Language is the same.
U-3.1 Encourage conversion from on-site wastewater disposal systems as sewer lines become available.	See Capital and Public Facilities Element Policy CFP- 67 .1. Language is the same. <i>Planning Commission Recommendation: This policy was deleted.</i>
U-3.2 Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acre and only if soil conditions are suitable and groundwater would not be negatively impacted.	See Capital and Public Facilities Element Policy CFP- 6-27 .1 (as newly numbered). Language is the same.
U-3.3 Support a regional approach to wastewater treatment for transmission and treatment of Woodinville's wastewater.	See Policy CFP-1.2 for reference to coordinated planning for regional wastewater service.
U-3.4 If on-site waste water disposal system failures occur in low-density areas of one dwelling unit per acre, septic tank management and/or alternative methods of sewage disposal should first be considered. If these alternatives are not feasible and a sewer must be placed through low density areas of one dwelling unit per acre, sewer service should be extended to only the specific problem area that has experienced failures and may be sized to serve future areas where failure	See Capital and Public Facilities Element Policy CFP- 6-37 .2 (as newly numbered). Language is the same.

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might occur. Excess capacity shall not be a reason to allow growth out of sequence with the land use plan.	
GOAL U-4: A regional approach should be taken to surface water management, with responsibility shared among the counties and affected jurisdictions. This approach should emphasize prevention of water quality degradation through education programs and implementation of Best Management Practices to reduce pollution entering surface waters.	Goal CFP- 87 and associated policies are broader and focus on adoption of best management practices, Ecology manual, and National Pollutant Discharge Elimination System requirements to avoid degradation of water quality and manage stormwater. Environmental Element E-3.4 promotes Low Impact Development standards.
U-4.1 Work with the other agencies to undertake joint planning, financing and development of regional storm water detention and flood control projects to mitigate run-off impacts on natural water systems and their associated ecosystems, and reduce damage to adjoining properties.	See above.
U-4.2 Follow a coordinated facilities strategy that preserves and enhances the natural drainage ways and other natural storm water systems to minimize run-off impacts from development.	See above.
U-4.3 Allow storm water retention/detention facilities to be used as partial fulfillment of open space requirements when aesthetically and environmentally acceptable to the City. In determining the degree to which this is allowed, consideration will be given to the nature of the development.	See above.
U-4.4 Design storm water facilities such that peak rate of flow from a property shall approximate pre-development levels.	See above.
U-4.5 Strive for pre-development levels of infiltration per adopted requirements in the design of storm water management facilities.	See above.
U-4.6 Retain open channel drainage systems, natural or man-made, and encourage new systems when feasible.	See above.
U-4.7 Design and construct storm water management systems to minimize adverse impacts to natural water systems and ground water aquifers.	See above.
U-4.8 Establish Stormwater Utility standards to address methods to control run-off during construction to limit erosion, siltation, and stream channel scouring.	See above.
U-4.9 Work with state and regional agencies to develop and implement policies in the Stormwater Management Manual for the Puget Sound Basin.	See above.

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U-4.10 Work with state and regional agencies to implement policies in the Bear Creek Basin Plan (1990) and any subsequent plans that may be developed for the other basins in the Woodinville area.	See above.
U-4.11 Continue to use and officially adopt the King County Surface Water Design Manual, as amended, or other manual consistent with the State Department of Ecology's Stormwater Technical Manual.	See Capital and Public Facilities Element, Goal CFP- 7 ⁸ and Policy CFP- 7 ⁸ .1
GOAL U-5: Encourage reduced energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions.	Goal U-2, language is the same.
U-5.1 Consider cost-effective energy conservation technologies including, but not limited to, site plans, construction methods, materials used, and landscaping and development regulations. Such technologies for methods and materials shall also promote practices that do not compromise human health conditions when occupied or used, reduce the need for future additional utility distribution facilities, and leave options for increasing conservation technologies in the future.	See Policy U-2.1. Language is similar, proposed plan language eliminates some description but is essentially the same.
U-5.2 Coordinate with the current electrical provider when considering land use designations or new development in the vicinity of proposed utility facility to ensure compatibility.	See Policy U-2.2 Language is largely similar with minor edits in proposed plan.
U-5.3 Support the availability of telecommunications systems and telecommuting as a means to mitigate the transportation impact of development and growth.	See Policy U-2.3. Language is the same.
U-5.4 Require the underground installation of new electrical distribution lines where reasonably feasible and not a health or safety concern, and encourage underground placement of existing distribution lines as streets are widened and/or areas are redeveloped through such tools as local improvement districts, consistent with Washington Utilities and Transportation Commission tariffs.	See Policy U-2.4. Language is the same.
U-5.5 Devote resources to encourage and enforce the Washington State Energy Code during the building permit process.	See Policy U-2.5. Language is the same.
U-5.6 Ensure that utility purveyors limit disturbance to vegetation within major utility transmission corridors	See Policy U-2.6. Language is the same.

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<p>as necessary for safety and maintenance of transmission lines.</p> <ol style="list-style-type: none"> 1. Encourage pruning of trees to direct growth away from utility lines, 2. Encourage phased replacement of vegetation located improperly in the right-of-way, 3. Encourage pruning of trees according to professional arboricultural specifications and standards, and 4. Encourage the selection of tree species recommended by the City's Tree Board that can withstand wind and are compatible with utility lines. 	

ENVIRONMENTAL	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL ENV-1: To reduce the waste stream.	<p>Solid waste addressed in Utilities Element Conditions and Trends. Reference in Utilities Element Action Plan to implementation by regional solid waste management plans.</p> <p><i>Consider adding Goal ENV-1 to Utilities Element. To reduce the waste stream.</i></p> <p><i>Planning Commission Recommendation: Added as Goal U-3.</i></p>
ENV-1.1 Support public outreach and education in conservation efforts.	See above.
ENV-1.2 Encourage participation in recycling.	<p>See above. <i>Consider adding a blend of Policy 1.2 and 1.3 to Utilities Element. Encourage participation in recycling, and support creative solutions in the reduction of waste and conservation of resources.</i></p> <p><i>Planning Commission Recommendation: Added as policy U-3.1.</i></p>
ENV-1.3 Explore and support creative solutions in the reduction of waste and conservation of resources.	See above.
ENV-1.4 Support waste reduction/recycling programs for City departments and encourage procurement of recycled content material	See above.
ENV-1.5 Periodically review codes to improve efficiency, conservation and recycling of natural resources.	See above. Also Utility Element Goal U-2.

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Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
GOAL ENV-2: To promote energy conservation.	See Utility Element Goal U-2, Policies U-2.1 and U-2.5, and Policy E-5.2
ENV-2.1 Periodically review codes to improve efficiency and conservation of energy resources.	See above.
ENV-2.2 Consider energy conservation technologies for energy use reduction.	See above.
ENV-2.3 Encourage the use of renewable technologies.	See Goal U-2 in Utilities Element.
GOAL ENV-3: To preserve and enhance aquatic and wildlife habitat.	See Goal E-1. Language is the same.
ENV-3.1 Encourage preservation of the urban forest.	See Policy E-1.7. Proposed plan adds language about native plants. See Policy E-4. 32 . Proposed plan also uses 'tree canopy'.
ENV-3.2 Identify and ensure the protection of sensitive habitat areas, including wetlands, streams and shorelines.	See Policy E-1.2.
ENV-3.3 Maintain a standard of no net loss in the functions and values of sensitive habitat features, including wetlands, streams, lakes and shoreline areas.	See Policy E-1.2. Exhibit 9 2. Environmental Objectives and Tools
ENV-3.4 Maintain connectivity between sensitive areas, including the Sammamish River and related streams, to provide safe travel routes for wildlife and fish and improve the biological integrity of sensitive habitat areas.	Policies E-1.1, E-1.4, and E-1.9 address protection of fish and wildlife habitat more broadly. <i>Consider adding Current Policy ENV-3.4 to Environmental Element under Goal E-1: <u>Maintain connectivity between sensitive areas, including the Sammamish River and related streams, to provide safe travel routes for wildlife and fish and improve the biological integrity of sensitive habitat areas.</u></i> <i>Planning Commission Recommendation: <u>Added as policy E-1.12.</u></i>
ENV -3.5 Support watershed-based salmon recovery efforts and compliance with the requirements of the Endangered Species Act (ESA).	See Policy E-1. 23 . Language is the same. <i>Planning Commission Recommendation: <u>See also Policy E-1.11 (new) on fish passage.</u></i>
ENV-3.6 Periodically review and update the Shoreline Master Program and sensitive areas regulations to ensure consistency with the policies of this Comprehensive Plan, the Shoreline Management Act and the Department of Ecology shoreline regulations.	See E-1.10. Also Action Plan.
ENV-3.7 Encourage the use of native plants in residential and commercial landscapes.	See Policy E-1.7.

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Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
	See Policy E-4.4.
ENV-3.8 Consider and incorporate the best available science, consistent with the GMA and applicable rules, in developing regulations for fish and wildlife habitat areas, wetlands, and other critical areas.	See Policy E-1.9.
ENV-3.9 Employ adaptive management for natural habitat. Adaptive management allows the City to monitor and make adjustments to its regulations as appropriate in response to changing conditions or new information.	Update of mapping and regulations per best available science and local conditions referenced in Policy E-1.9 and E-2.4 s well as Action Plan.
ENV-3.10 Encourage acquisition of sites that protect habitat, stream corridors and provide aquatic habitat.	See Policy E-1.4. See Action Plan and the Parks and Recreation Plan which details acquisition.
ENV-3.11 Encourage the restoration of ecological functions and the natural environment in environmentally damaged areas.	See Policy E-1.5. Minor language modification includes “through incentives” at end.
ENV-3.12 Participate in efforts to minimize drawdowns and warming of the Sammamish River.	See Policy E-1.6. Language is the same.
GOAL ENV-4: To protect the public from floods, landslides, erosion and other natural hazards resulting from disturbance of the environment.	See Goal E-2. Minor language changes <u>to broaden.</u>
ENV-4.1 Protect public safety in potential seismic, flood hazard and slide hazard areas.	See Policy E-2.1. Similar policy with minor language changes.
ENV-4.2 Minimize the adverse effects of development on topographic, geologic and hydrologic features, and native vegetation.	See Policy E-2.2. Language is the same.
ENV-4.3 Control the quantity and velocity of surface water runoff.	See Policy E-2.3.
GOAL ENV-5: To protect and improve water quality.	See Goal E-3. Language is the same.
ENV-5.1 Preserve aquifer-recharge areas.	See Policy E-3.3.
ENV-5.2 Include enhancement of shorelines and waterways with adjacent development activities.	See Policy E-3.2.
ENV-5.3 Minimize impervious surfaces.	See Policy E-3.5. Proposed plan language is more descriptive.
ENV-5.4 Minimize impacts of recreational uses on water quality.	See Goal E-3 and Policy E-3.1.
GOAL ENV-6: To promote the preservation of Northwest woodland character.	See Goal E-4. Language is the same.

Appendix B. Woodinville Comprehensive Plan Update
Element Comparison

ENVIRONMENTAL	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
ENV-6.1 Protect and conserve open space, including transition buffers between urban and rural areas.	See Policy E-4.1. Language is the same.
ENV-6.2 Encourage public access where appropriate to environmentally sensitive areas and sites that are unique to Woodinville.	See Policy E-1.8. Language is similar.
ENV-6.3 Preserve and protect public views of mountains and valley corridors.	See Policy E-4.2. Language is the same.
ENV-6.4 Minimize noise pollution.	Not a required topic. Not included.
ENV-6.5 Minimize artificial light pollution.	See Policy E-4.5. Language is the same. Relates to Northwest Woodland Character.
ENV-6.6 Encourage the use of native plants in all new street landscapes and street frontage improvements.	<u>See Policy E-1.7.</u> See Policy E-5.3- part of climate change adaptation strategies.
GOAL ENV-7: To protect and promote air quality.	Addressed in climate change adaptation strategies. See Goal E-5 and Policy E-5.3
ENV-7.1 Promote regional air quality standards in coordination with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.	See Policy E-5.1.
ENV-7.2 Encourage reduction of vehicle emissions.	See Policy E-5.2. See Action Plan and correlation to Transportation Plan.
ENV-7.3 Encourage the use of low emission forms of heating, cooling and ventilation systems.	See Policy E-5.2, proposed language is general regarding conservation.
ENV-7.4 Work with other jurisdictions and agencies to improve air quality.	See Goal E-5. See Policy E-5.1.
ENV-7.5 Consider the air quality implications of new growth and development when considering annexations, making Comprehensive Plan and zoning changes, and planning street and utility extensions.	Incorporated into climate change adaptation Goal E-5.
ENV-7.6 Promote public reduction of air pollutants such as carbon monoxide (CO); ozone (Hc and Nox); and particulate matter (PM10).	See Policy E-5.1. Meet air quality standards.
GOAL ENV-8: Explore innovative opportunities for environmental protection, maintenance and enhancement objectives as a part of all city planning and development review.	See Goal LU-5 and associated policies.
ENV-8.1 Promote environmentally friendly and economically viable design.	Low impact design under Policy E-3.4 and E-3.5. See also Land Use Element, Goal LU-5 and associated policies.

Appendix B. Woodinville Comprehensive Plan Update
Element Comparison

ENVIRONMENTAL	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan:
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
ENV-8.2 Continue to evaluate the incorporation of incentives into the City’s environmental regulations.	See Policy E-1.4.
ENV-8.3 Encourage development that enhances environmental resources and important natural systems.	Low impact design under Policy E-3.4 and E-3.5. See also Land Use Element, Goal LU-5 and associated policies.
ENV-8.4 Coordinate with local agencies and organizations to develop environmental protection programs that will educate citizens on environmental issues.	Coordination on regional approaches and standards in Policy E-6.1.
ENV-8.5 Promote Low Impact Development techniques as an alternative to standard development practices such as, using natural systems to maintain and enhance environmental quality by having them perform such functions as cleaning air and water, and controlling storm water runoff.	See Policy E-3.4. Language is the same.
ENV-8.6 Utilize natural filtration systems such as rain gardens with high infiltrations soils, bio-channels, green roofs, and ecology embankments.	Policy E-3.4 covers LID in general. Policy E-3.5 which mentions rain gardens.
ENV-8.7 Practice land cover management which includes forest and topsoil preservation, native growth protection easements, dense vegetation zones, and preservation of tree canopy zones.	See Policy E-4.3. Language is the same.
ENV-8.8 Reduce effective impervious surface areas by narrowing residential streets and encouraging the use of shared driveways, cul-de-sac planters, rain gardens, and porous pavement for streets and sidewalks.	See Policy E-3.5. Language is the same, deletes “streets and sidewalks”.
ENV-8.9 Provide education to all stakeholders concerning natural systems and associated programs and regulations (e.g. Arbor Day events, Salmon Watcher Program, Sammamish ReLeaf, education pamphlets, environmental work shops and neighborhood meetings). Encourage and promote environmental stewardship programs, and techniques in managing urban forests, streams and wetland systems.	See Goal LU-5 regarding stewardship.
ENV-8.10 Provide incentives for low impact development such as: property tax abatements and credits; reduction of permit fees or other development standards; density bonuses limited to green development and achieved ratings for Lead Environmental Energy Design (LEED); and the	See Policy E-1.4. Also see Action Plan.

ENVIRONMENTAL	
Current Plan Goals and Policies http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
preservation and planting of native vegetation in commercial and residential development.	

OTHER STAFF PROPOSED REVISIONS

Staff proposed revisions: Parks and Recreation

Edits to the Parks, Recreation, and Open Space Element, Page 5-3, adding information about Alternative growth demands by 2035 in addition to 2024 information (if Alt 2 is selected can include just rightmost 2035 column). *Planning Commission Recommendation: Added rightmost column.*

Exhibit 5-1. Level of Service Standards

	Existing City- Provided Park Acres	2013 Existing LOS	2024 Planned LOS	2024 Additional Unit Needs	2035 Additional Unit Needs - Alt. 1	2035 Additional Unit Needs = Alt. 2 & 3
Neighborhood Parks	1.34 AC	0.12 AC/1,000 Pop.	N/A	N/A	<u>N/A</u>	<u>N/A</u>
Community Parks	25.81 AC	2.35 AC/1,000 Pop.	5 AC/1,000 Pop.	47.19 AC	<u>60.57 AC</u>	<u>65.821 AC</u>
Resource Parks/Open Space	<u>67.4766.72</u> AC	<u>6.07-14</u> AC/1,000 Pop.	5 AC/1,000 Pop.	<u>6.285.53</u> AC	<u>18.91</u> <u>19.66 AC</u>	<u>24.9415 AC</u>
Special Use Parks/Schools	10.3 AC	0.94 AC/1,000 Pop.	N/A	N/A	<u>N/A</u>	<u>N/A</u>
Trails (Off Road)	1.35 MI	0.12 MI/1,000 Pop.	0.45 MI/1,000 Pop.	<u>5.82-22</u> MI	<u>6.42 MI</u>	<u>6.9 MI</u>
TOTAL PARKS	104.17-92 AC	9.47-55 AC/1,000 Pop.	9 AC/1,000 Pop.	27.2326.48 AC	79.4780.23 AC	89.9790.73 AC

Page 2-3 of the Parks, Recreation, and Open Space Plan Update defines types of public parks including resource and open space lands as:

Resource and open space lands are defined by areas of natural quality for passive use or nature oriented outdoor recreation. They should encompass lakes, streams, marshes, flora, fauna, topography and other diverse or unique natural resources. Recreational use, such as an interpretative trail, viewpoint, exhibit signs, picnic areas or other features, may be secondary, non-intrusive uses of the property.

It is recommended that this definition be included in the Draft Parks and Recreation Element – such as in a side bar to help define open space.

Staff proposed revisions: Capital Facilities Element

- Fill in partially complete LOS standard on maintenance, page 7-12 [Planning Commission Recommendation: Made change.](#)

Exhibit 7-2. Level of Service Standards

Service or Facility	Level of Service Standard
City Administrative Services	Measured by customer service satisfaction surveys on an ongoing basis
Streets, Parks, Stormwater Maintenance Services	<u>Respond to maintenance requests within 24 hours. Park facilities cleaned daily, playgrounds inspected monthly. Streets swept regularly depending on the season and street type. Stormwater maintained according to King County Surface Water Manual.</u> Measured by public satisfaction surveys on an ongoing basis XX FTE per miles of road to maintain, XX FTE per acres of parks to maintain, and XX FTE per lineal feet of area of stormwater system.
Police Protection	253 calls per officer; average 0.27 calls per capita.
Fire Protection	Response times consistent with the level of service standards established by the Woodinville Fire & Rescue District established in its most recent Annual Report (2013).
Schools	Class size average consistent with 6-year School CIPs as adopted by Woodinville for NSD. None to date for LWSD.
Water Service	274 residential gallons per family per day and 98 residential gallons per person per day
Sanitary Sewer	80 gallons per capita per day (where sanitary sewer is available)
Stormwater	See 2009 King county Surface Water Design Manual