

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.

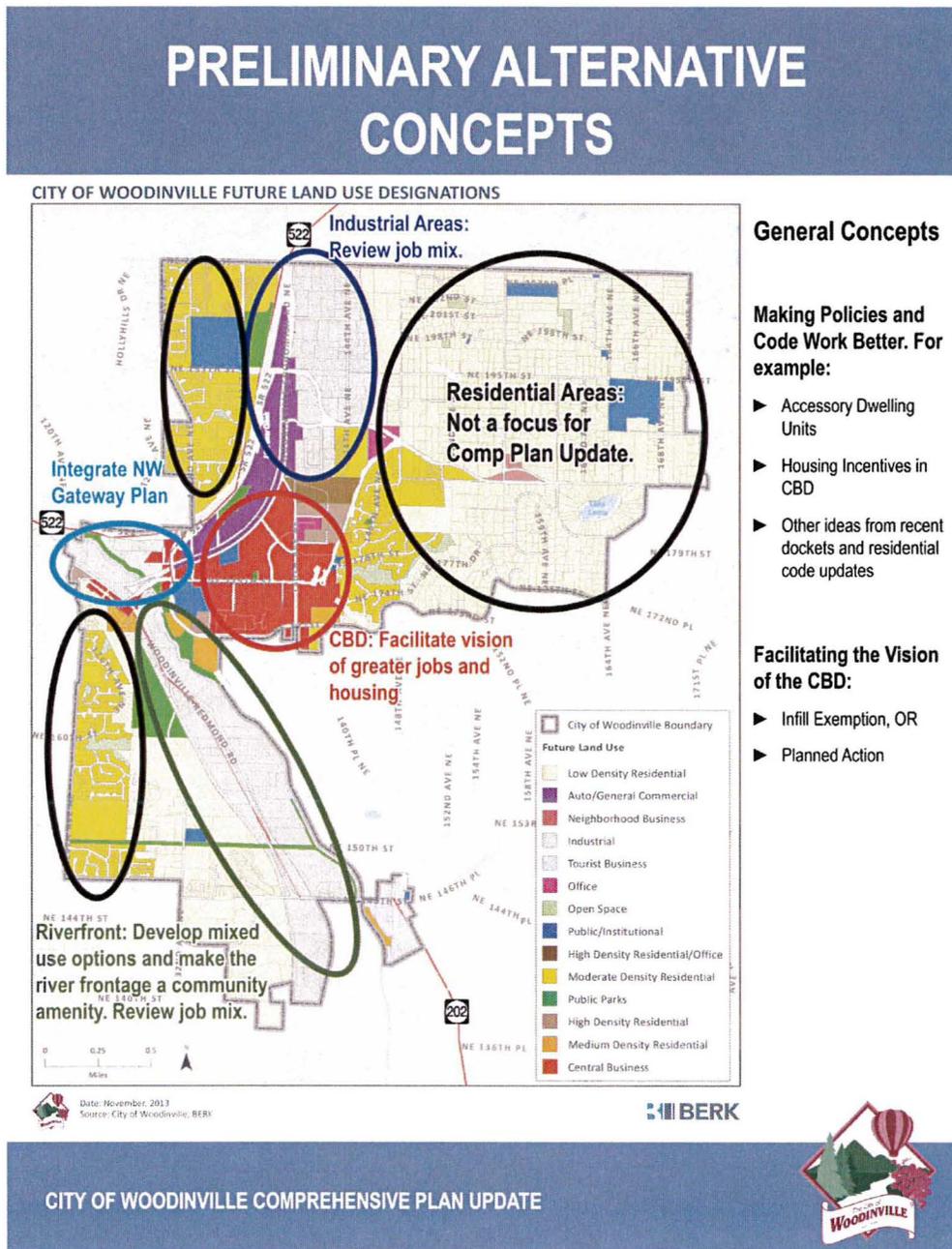
Riverfront district: The concept of the Riverfront District/Amenity Mixed Use was brought forward to the City Council and Planning Commission at:

- 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.

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 Yarbrough

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

Table of Contents

Extensive revision without legislative markup or a change list	2
Recreational immunity and liability for natural conditions	2
Definition of "open space" or a new recreational category	3
Criteria for landslide hazard areas	3
Prioritizing land use goals	4
"Northwest woodland character" as a citywide aesthetic vs. an architectural style	5
"Riverfront Districts"	5
"Joint Study Area"	6
"Regional Retail Overlay"	6
"Horizontal mixed use"	7
Shadow platting	7
"Innovative" and "Cottage" housing	7
High probability that other parts of the draft need further examination and revision.....	7
Christmas tree ornaments	8

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

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: <ol style="list-style-type: none"> 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	
<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-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	
<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>formal siting process in order to obtain local citizen input regarding the proposal,</p> <ol style="list-style-type: none"> 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>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. 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. 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. 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>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>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; 	

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>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	
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<p>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.</p>	<p>See above.</p>
<p>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.</p>	<p>See Goal LU-4 and Policies LU-4.3 and LU-4.4.</p>
<p>LU-6.1 Implement the street grid ordinance that provides for development of primary and secondary streets in downtown.</p>	<p>See Policy LU-4.1.</p>
<p>LU-6.2 Require non-motorized transportation facilities throughout downtown that promote pedestrian activity and ease of access to housing and commercial outlets.</p>	<p>See Policy LU-4.3 and Policy LU-4.4.</p>
<p>LU-6.3 Where feasible and desirable, incorporate transit amenities into the design of all commercial and residential development.</p>	<p>See above.</p>
<p>GOAL LU-7 To encourage and achieve multi-story mixed uses in the downtown mixed-use area.</p>	<p>See Policy LU-9.1, particularly sub-policy C.</p>
<p>LU-8.1 Encourage a mix of housing types in and around downtown for all economic segments of the community.</p>	<p>See Policy LU-9.1, Part A.</p>
<p>LU-8.2 Encourage multi-story construction that maintains existing vistas and views.</p>	<p>See Policy LU-9.1.B.</p>
<p>LU-8.3 Locate larger developments of retail and residential uses nearest freeway access and major streets.</p>	<p>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).</p>
<p>LU-8.4 Encourage the development of underground</p>	<p>See Policy LU-9.1, Part C.</p>

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<p>parking or multistory parking structures in downtown as an alternative to surface parking.</p>	
<p>LU-8.5 Encourage mini-parks and open spaces in downtown.</p>	<p>See Policy LU-9.1, Part D.</p>
<p>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>	<p><i>Office designated areas have been removed from plan (most now a part of CBD).</i> Regarding compatibility – see Policy LU-7.5.</p>
<p>LU-8.7 Ensure that regulations governing zoning incentives, are used appropriately to further the goals and policies of the Comprehensive Plan.</p>	<p><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.</p>
<p>GOAL LU-9: To maintain the downtown area as the center for commercial, civic, cultural, and recreational activities.</p>	<p>See Policy LU-9.1.</p>
<p>LU-9.1 Encourage uses that will support day and evening activities for all ages.</p>	<p>See Policy LU-9.1, Part A.</p>
<p>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.</p>	<p>See Policy LU-9.1, Part E.</p>
<p>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.</p>	<p>See Policy LU-9.1, Part F.</p>
<p>GOAL LU-10: To provide an active and diverse industrial area that promotes economic growth.</p>	<p>See Policy LU-9.4.</p>
<p>LU-10.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.</p>	<p>See Policy LU-9.4, Part A.</p>
<p>LU-10.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.</p>	<p>See Policy LU-9.4, Part B.</p>

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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:</p> <ol style="list-style-type: none"> 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>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:</p> <ol style="list-style-type: none"> 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>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)	
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>
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>

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<p>CD-2.7 Identify and protect archaeological resources through the site development review process.</p>	<p><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></p>
<p>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.</p>	<p>See Policy PROS-5.3.</p>
<p>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.</p>	<p>See Policy PROS-5.3.</p>
<p>CD-2.10 Provide opportunities for public education on the value of trees, including their environmental, aesthetic and visual qualities and benefits.</p>	<p>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.</p>
<p>GOAL CD 3: To promote quality design that preserves and enhances the character of Woodinville.</p>	<p>Integrated throughout LU and Community Design goals and policies.</p>
<p>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.</p>	<p>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</p>
<p>CD-3.2 Develop a street tree plan for each residential, commercial, and industrial neighborhood in the City.</p>	<p>Not directly addressed. Environmental Element Objectives cite City tree programs and plans: Exhibit 9 2. Environmental Objectives and Tools.</p>
<p>GOAL CD 4: To create pedestrian friendly environments in Woodinville.</p>	<p>Goal LU-4. Provide a safe, efficient, and attractive circulation network that continues to enhance multi-modal capabilities.</p>
<p>CD 4.1 Create human scale pedestrian amenities in Woodinville.</p>	<p>See Policy LU-2.2, Part A.</p>
<p>CD 4.1 Create human scale pedestrian amenities in Woodinville.</p>	<p>See above, plus: Policy LU-4.3.</p>
<p>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.</p>	<p>See Goals LU-3, LU-4 and LU-6 and related policies.</p>

COMMUNITY DESIGN (integrated into Land Use Element)	
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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	
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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	See Housing Action Plan: new Initiatives in Exhibit 3-10.

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<p>addressing the City’s housing needs and goals.</p>	
<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>	<p>See Policies H-3, H-5, and H-6.</p>
<p>H-1.6 Provide incentives for moderately priced housing ownership through flexible lot size requirements and permitting townhome and condominium housing.</p>	<p>See Policy H-1 (ii).</p>
<p>H-1.7 Encourage preservation and maintenance of existing affordable housing.</p>	<p>See Policies H-10 and H-16.</p>
<p>H-1.8 Work in partnership with public and private groups to seek resources for a balance of affordable housing development types and needs.</p>	<p>See Policy H-5 as well as Goal H-5 and associated policies.</p>
<p>H-1.9 Promote regulatory efficiency to minimize the cost of housing development.</p>	<p>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-</p>

HOUSING ELEMENT	
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	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.
<p>H-2.2 Encourage preservation, maintenance, and improvements to existing residential structures by:</p> <ol style="list-style-type: none"> 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.
<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).
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	
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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	
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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</p>

HUMAN SERVICES	
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<p>HS-1.1 Encourage human service providers and programs to locate in the Woodinville area for easier access by residents.</p>	<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>
<p>HS-1.2 Coordinate Land Use, Housing, Transportation, and Capital Facilities elements to support human services policies.</p>	
<p>HS-1.3 Encourage appropriate and affordable human service programs for residents of special needs housing programs.</p>	
<p>HS-1.4 Promote development regulations and standards that support special needs.</p>	
<p>Goal HS-2: To promote a variety of human services that reflect and respond to human needs of the community.</p>	
<p>HS-2.1 In cooperation with appropriate state and local agencies, actively promote action-oriented programs that provide accessible youth-related services.</p>	
<p>HS-2.2 Emphasize life skills oriented programs to promote the well-being of the community.</p>	
<p>HS-2.3 Support programs that address childhood depression and drug/alcohol abuse.</p>	
<p>HS-2.4 Support programs that provide accessible day care and other needed services for families.</p>	
<p>HS-2.5 Support programs that address the additional need indicators as assessed annually for the Human Services Funding Policy Program.</p>	
<p>HS-2.6 Support social services that provide preventative programs.</p>	
<p>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.</p>	
<p>Goal HS-3: To ensure that the community is aware of human services and resources that are available to them.</p>	
<p>HS-3.1 Work cooperatively with other jurisdictions to refer those in need to appropriate human services.</p>	
<p>HS-3.2 Coordinate with public and private community organizations and local media to inform residents of available services and resources.</p>	

HUMAN SERVICES	
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<p>HS-3.3 Encourage accessibility of human services and resources information in a manner that alleviates or addresses any communication barriers.</p>	
<p>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>	<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>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.</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: <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></p>
<p>HS-4.2 Participate in state and local emergency exercises and training programs.</p>	
<p>HS-4.3 Provide emergency preparedness information to the public.</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</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>
<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.</p> <p>(Note suggested typo correction: Identify and evaluate funding alternatives for road improvements, as an economic asset. <i>The text on economic assets is part of part of the next policy on Parks.</i>)</p>
<p>ED-1.2 Provide assistance to the public, applicants,</p>	<p>See Policy ED-1.4 A and Policy ED-1.6(C).</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>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:</p> <ol style="list-style-type: none"> 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>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	
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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	
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<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>

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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	
<p>Current Plan Goals and Policies</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan</p>
<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	
<p>Current Plan Goals and Policies</p>	<p>Notes, Corresponding Goals and Policies in Proposed Plan</p>
<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	
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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

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	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	
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<p>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.</p>	<p>See Goal U-1 shortened but similar language.</p>
<p>U-1.1 Facility plans for non-City-owned utilities should reflect and support Woodinville's land use plan.</p>	<p>See Policy U-1.1(A).</p>
<p>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.</p>	<p>See Policy U-1.1.</p>
<p>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.</p>	<p>See Policy U-1.1 (A) with same language.</p>
<p>U-1.4 Keep on file resource maps that indicate the general location of existing proposed major components of utility systems serving the City.</p>	<p>See Policy U-1.1(B).</p>
<p>U-1.5 Allow utility facilities as a permitted use where appropriate to ensure that land is available for the siting of such facilities.</p>	<p>See Policy U-1.2 with same language.</p>
<p>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.</p>	<p>See Policy U-1.3 with same language.</p>
<p>U-1.7 Coordinate with other jurisdictions when transmission facility additions or improvements cross jurisdictional boundaries.</p>	<p>See Policy U-1.4 with same language.</p>
<p>U-1.8 Regulate construction of utilities within sensitive areas in accordance with the Sensitive Areas Regulations.</p>	<p>See Policy U-1.5 with same language.</p>
<p>U-1.9 Encourage the joint use of utility corridors consistent with non-motorized and recreational uses.</p>	<p>See Policy U-1.6 with same language.</p>

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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, individual, and cumulative adverse impacts to the environment and to protect environmentally sensitive areas. Requirements should include the following: 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.
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: 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.

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<p>system for all new development permitted by the City.</p>	<p>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-5.2. Language is the same.</p>
<p>U-2.3 Maintain building codes and plumbing codes to require water conservation devices for new construction.</p>	<p>Not included. City adopts the International Building Code and Plumbing Code. These could be covered under the general policy proposed below.</p>
<p>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.</p>	<p>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></p>
<p>U-2.5 Recognize the water facilities document known as the Woodinville Water District 2000 Comprehensive Water Plan as part of this Comprehensive Plan.</p>	<p>See Capital and Public Facilities Element, page 7-10. Current plan to be incorporated by reference.</p>
<p>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.</p>	<p>See Capital and Public Facilities Element, page 7-10. Current plan to be incorporated by reference.</p>
<p>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.</p>	<p>See Capital and Public Facilities Element Goal CFP-6. Language is the same.</p>
<p>U-3.1 Encourage conversion from on-site wastewater disposal systems as sewer lines become available.</p>	<p>See Capital and Public Facilities Element Policy CFP-6.1. Language is the same.</p>
<p>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.</p>	<p>See Capital and Public Facilities Element Policy CFP-6.2. Language is the same.</p>
<p>U-3.3 Support a regional approach to wastewater treatment for transmission and treatment of Woodinville's wastewater.</p>	<p>See Policy CFP-1.2 for reference to coordinated planning for regional wastewater service.</p>
<p>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</p>	<p>See Capital and Public Facilities Element Policy CFP-6.3. Language is the same.</p>

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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	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-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.</i></p> <p><u>To reduce the waste stream.</u></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	
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-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	
Current Plan Goals and Policies	Notes, Corresponding Goals and Policies in Proposed Plan: http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp
http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2009.asp	
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.

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

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.

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	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.

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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.

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	<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.

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	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.infrafunding.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.

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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.

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	<p>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.</p>	<p>requirements.</p>	
<p>43.</p>	<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.
<p>44.</p>	<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.
<p>45.</p>	<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.

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46.	<p>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.</p>	<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.	<p>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)).</p> <p>WAC 365-196-430(2)(f) recommends including bicycle, pedestrian or planned transit service in needs.</p>	<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.	<p>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.</p>	<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.	<p>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)).</p> <p>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.</p>	<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.	<p>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)).</p> <p>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.</p>	<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 – RTPO 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 RTPO 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. 	<p>Update policies to reflect recent studies and plans: Buxton Study, Gateway Study, City ED strategic plan.</p>
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).)</p> <p>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).)</p> <p>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.</p> <p>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.)</p> <p>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.

#	<i>GMA Requirement</i>	<i>Page # and How Addressed</i>	<i>Update action, if needed</i>
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.	<p>Environment – Air Quality:</p> <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.	<p>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)</p>	<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.	<p>Development Patterns – Urban:</p> <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.	<p>Development Patterns – Centers:</p> <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.	<p>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)</p>	<ul style="list-style-type: none"> • Chapter 3, Page 6: Goal LU-11 addresses annexation of appropriate areas to the City. 	
12.	<p>Development Patterns – Resource Lands: Identify steps to limit development in resource areas. (MPP-DP-29 through 32)</p>	<ul style="list-style-type: none"> • N/A – The City does not contain any designated resource lands. 	
13.	<p>Development Patterns – Regional Design:</p> <ul style="list-style-type: none"> • Incorporate design provisions in local plans and regulations that apply the Transportation 	<p>Chapter 8:</p> <ul style="list-style-type: none"> • Guidelines for energy-efficient building are 	

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	<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> <ul style="list-style-type: none"> a. Characteristics of the existing housing stock, including supply, affordability and diversity of housing types; b. Characteristics of populations, including projected growth and demographic change; c. The housing needs of very-low, low, and moderate-income households; and d. 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> <ul style="list-style-type: none"> a. Overall supply and diversity of housing, including both rental and ownership; b. Housing suitable for a range of household types and sizes; c. Affordability to very-low, low, and moderate income households; d. Housing suitable and affordable for households with special needs; e. Universal design and sustainable development of housing; and f. 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. 	Update element to address new needs assessment and strategies.
H-18	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.	<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. 	Update Housing Element monitoring program.
EC-1	Coordinate local and countywide economic policies and strategies with VISION 2040 and the Regional Economic Strategy	<ul style="list-style-type: none"> ● Current economic development goals and policies were adopted prior to adoption of VISION 2040. 	Update Economic Development goals and policies to be consistent with VISION 2040 and the Regional Economic Strategy.
EC-2	Support economic growth that accommodates employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies.	<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. 	Address updated employment capacity results and strategies.

#	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.

DRAFT



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

Citywide Growth

Scenario	New Housing Units		New Employment	
	Min Range	Max Range	Min Range	Max Range
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				
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

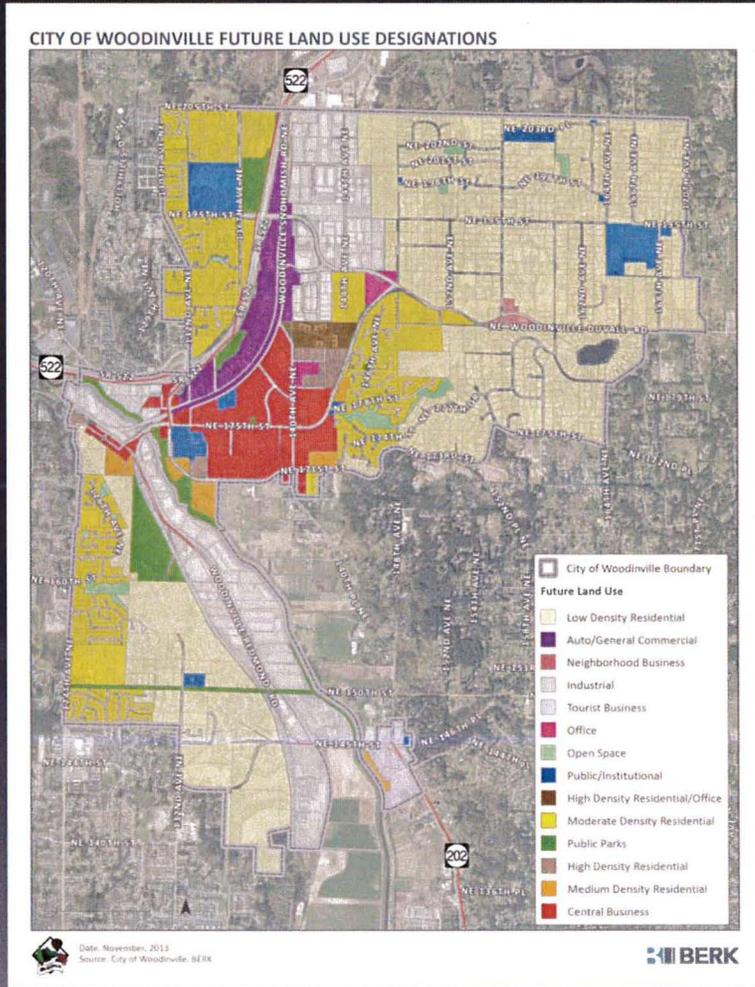
Exhibit 2-3. Housing and Employment Capacity and Comparison 2006-2031 Targets and 2006-2035 Projections

	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

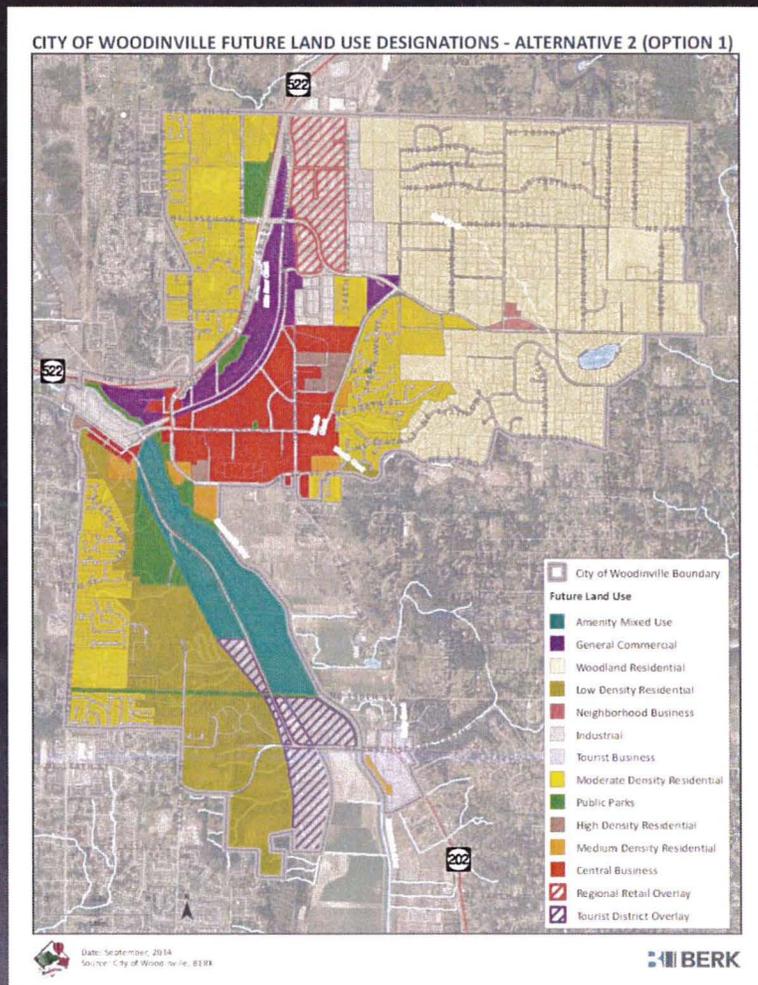


Alternative 2: Recommended

Two Options

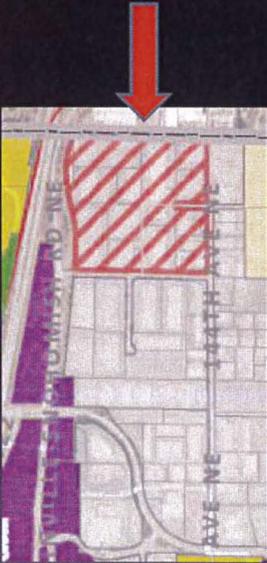
*Recommend: Option 1 at right –
AMU and Tourist Overlay*

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)

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)

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)

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)

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