

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.

Comments and Responses

- Thank you for your comments – it was helpful
- See Staff report and associated packet for responses
- One additional comment/response that was pending
- Concern about the concept of 171st bypass going to one lane each way
- Response:
Based on current and expected average daily traffic, the single lane roundabout/lane reduction project concept shown has adequate capacity to handle this volume of traffic

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

Growth Targets/Allocations

Alternative 1 – does not quite meet 2035 housing estimate and requires more intensive employment to meet 2035 employment estimate

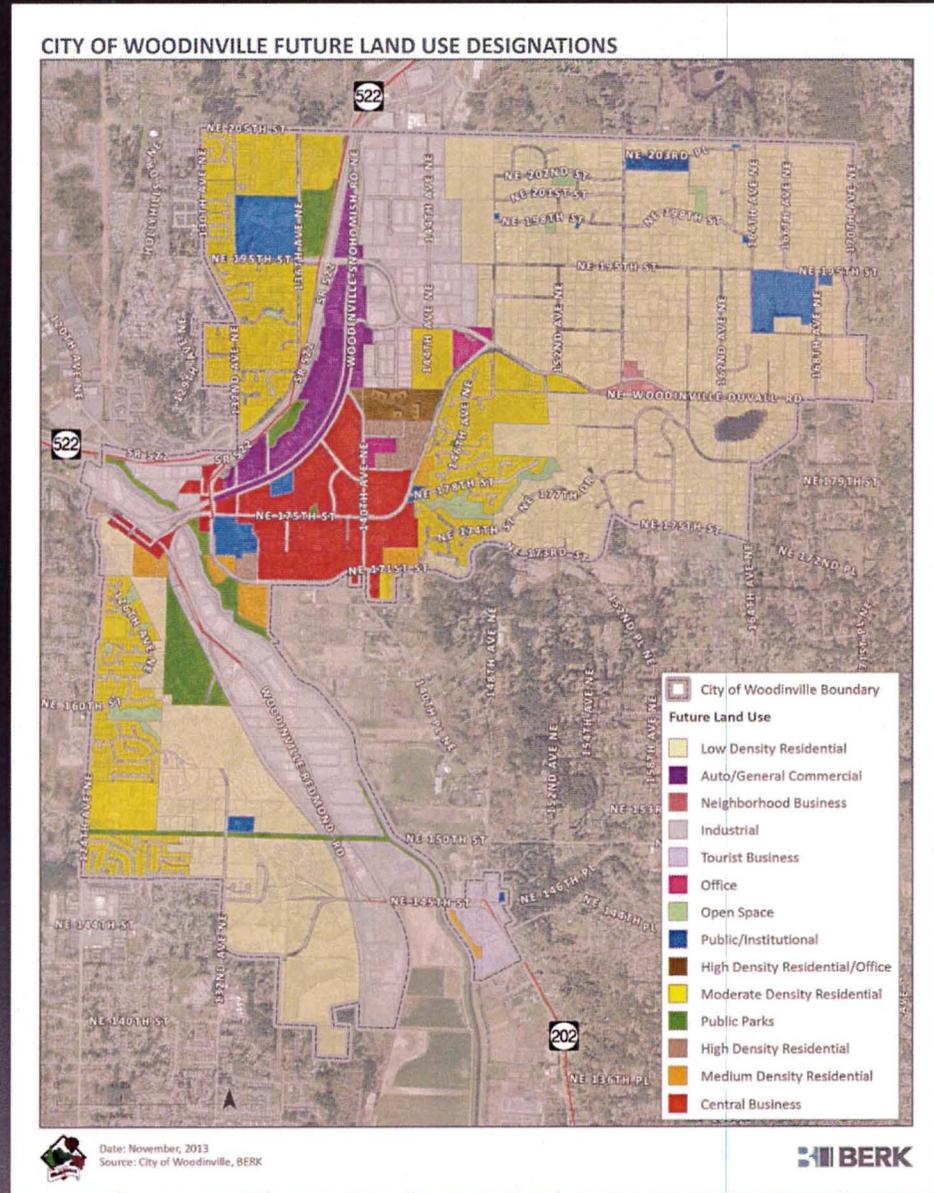
Exhibit 2-3. Housing and Employment Capacity and Comparison 2006-2031 Targets and 2006-2035 Projections

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

Source: City of Woodinville GIS; BERK Consulting 2014

Alternatives 2 and 3 would meet 2035 estimates – with different mix of either land use or code adjustments

Alternatives 1 and 3

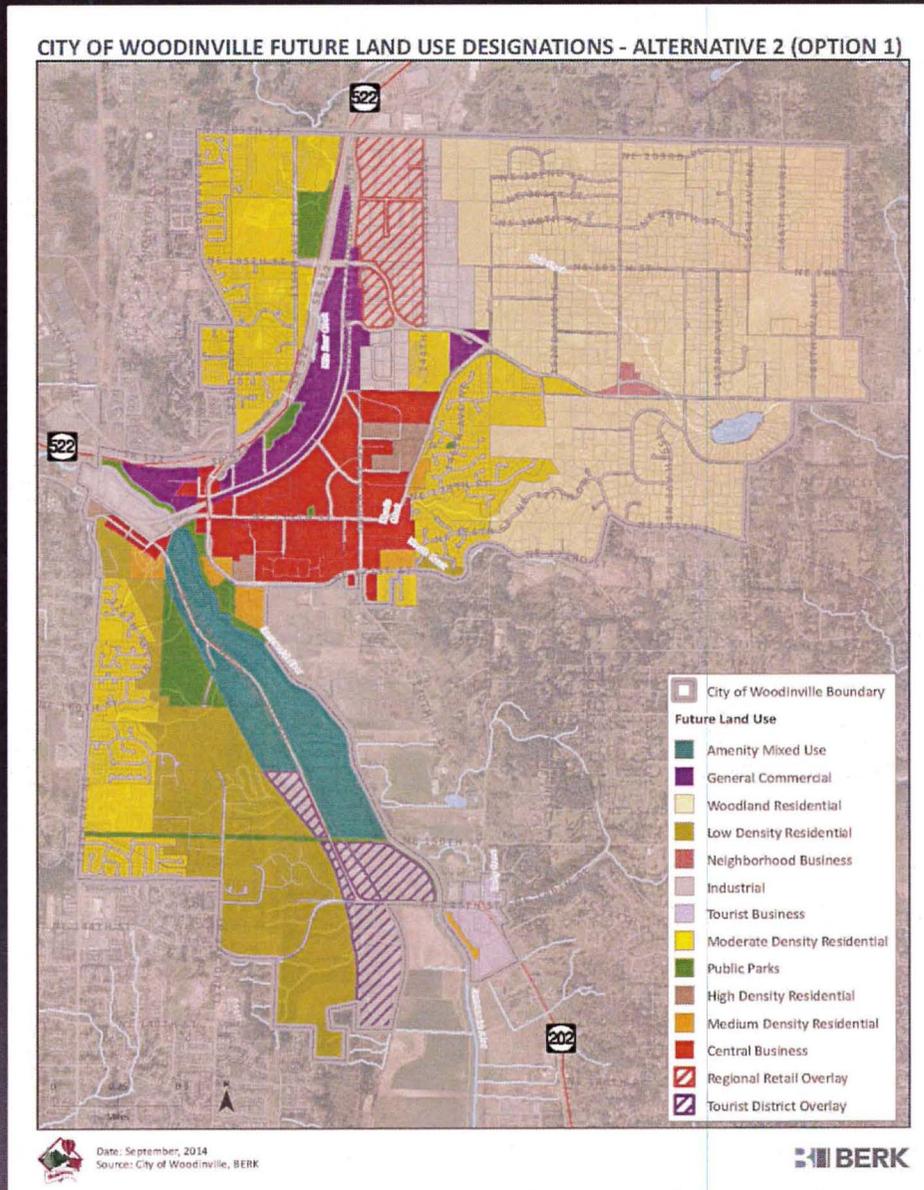


Alternative 2: Recommended

Two Options

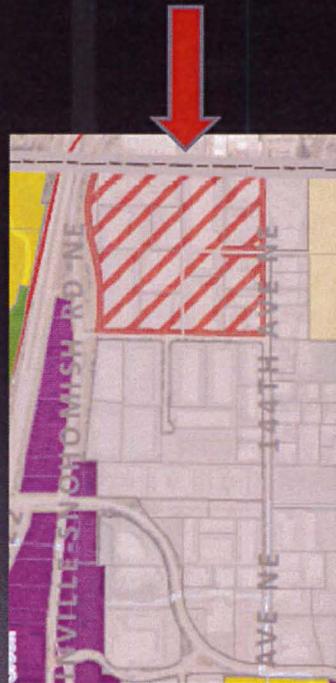
*Recommend: Option 1 at right –
AMU and Tourist Overlay*

Option 2 same but extends AMU in
place of Tourist Overlay



Recommended Revisions to Alt 2

- Reduce the Regional Retail Overlay proposed in Alternative 2 to cover only the area north of 200th



Element Revisions

- Recommend approval of the Draft Comprehensive Plan, November 2014, with the following revisions:
 - Exhibit 6, **Land Use Element** policy addition: Policy LU 9.2: Orient buildings generally in the east-west direction to provide at least one access or open space view corridors from SR-202 to the Sammamish River every 500 feet.
 - Exhibit 26, revision to **Land Use Element**, Goal LU-7, replace the word “cohesive” with “well-designed”.
 - Exhibit 6A, **Transportation Element** with Amendments, replacing Chapter 6.
 - Exhibit 24, Responses to Comments from Muckleshoot Indian Tribe, including revisions to **Transportation, Utilities, and Natural Environment Element** addressing fish passage barriers and river enhancement programs.
 - See also, March 4, 2015 Staff Report (Exhibit 39) and Packet with BERK memo, February 26, 2015 (Exhibit 40) and March 3, 2014 BERK memo with supplemental responses to comments in Exhibit 41

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
<p>Wetlands WMC 21.24.320 - 360</p>	<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 from a special study.
<p>Streams WMC 21.24.370 - 400</p>	<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).
<p>Fish and Wildlife Habitat Conservation Areas (FWHCA) WMC 21.24.410 - 440</p>	<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
<p>Clearing and Grading Regulations (New section)</p>	<ul style="list-style-type: none"> - New section to address impacts of grading and clearing within critical areas. 	<ul style="list-style-type: none"> - 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)
<p>Geologic Hazard Recommendations (Golder memo November 13, 2014; with minor amendments to Golder's recommendations by Zipper)</p>		<ul style="list-style-type: none"> - 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 measures 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