

Comprehensive Plan & Municipal Code Update

March 18, 2015



Agenda/Purpose

- Review recent Community Meeting Input
- Review Draft Ordinances & Discuss Planning Commission Direction and Revisions
 - a) Ordinance 591, 2015 Comprehensive Plan Update / PRO Plan
 - b) Ordinance 606 Planned Action for the Central Business District
 - c) Ordinance 605 Critical Areas Ordinance (Jenny)
- Reminder: Other Municipal Code Amendments to be addressed by PC and CC by end of year.

Community Meeting Input 3/18

- Purpose: Share information on Planned Action Ordinance and overall Comprehensive Plan
- Attendance: 8-10 persons
- Comments:
 - Regional Retail Overlay:
 - Even if it is limited to the area north of 200th it would still impact strong industrial businesses in that location.
 - Affordable housing, and lack of it. Some ideas:
 - Inclusionary zoning (set asides)
 - Caveats that amendments to the incentives system be fair
 - Admirable idea of mixed income neighborhoods but need to have adequate management and operation of dwellings

Community Meeting (cont)

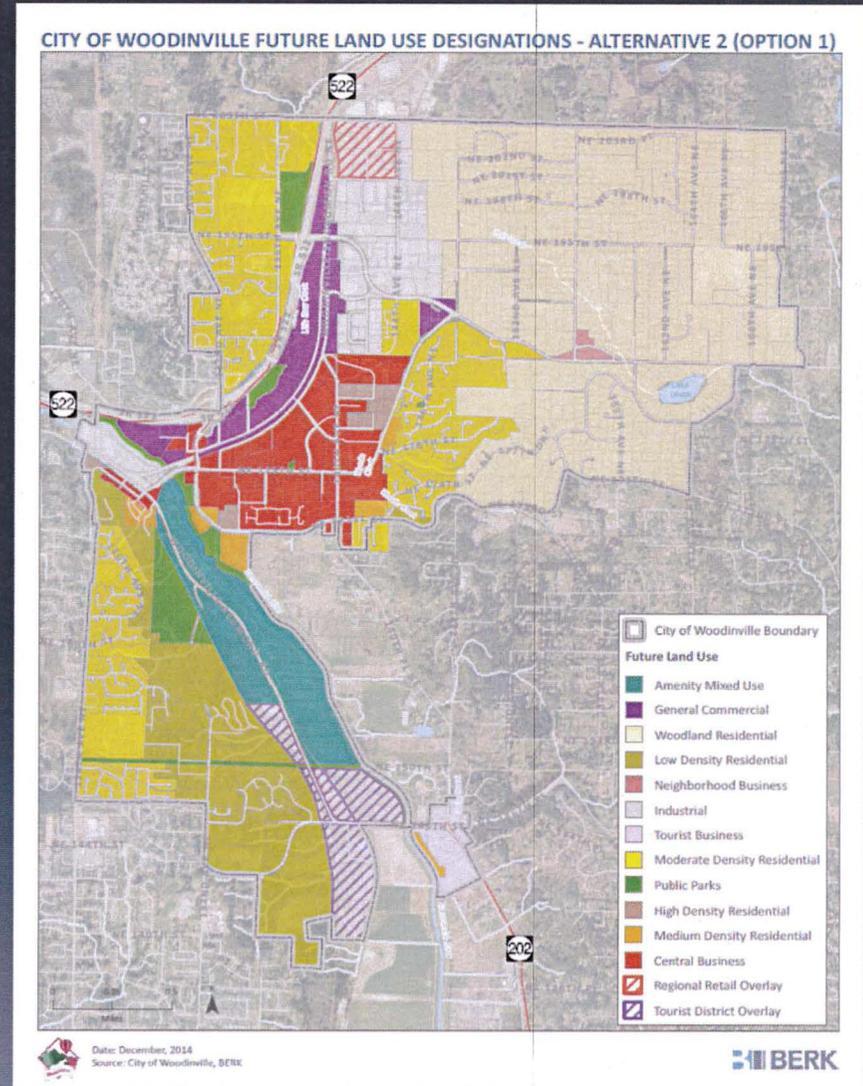
- Road improvements, e.g. 171st narrowing.
- City's design standards for mixed use development – width of sidewalks and open space
- Request to place information at Woodinville Library.

Ordinance 591 Comp Plan

- Land Use Alternative
- Elements

Land Use Alternative

- PC Direction to date:
 - Selection of Alternative 2, Option 1, presented in Exhibit 2
 - Revision to reduce Regional Retail Overlay to cover only the area north of 200th
- Discuss Overlay comments from Community Meeting 3/11



Element Revisions (1 of 3)

- Recommend Draft Comprehensive Plan, November 2014, with the following revisions:
 - **Land Use Element**
 - Exhibit 6, policy addition on view corridors from SR-202 to the Sammamish River every 500 feet.
 - Exhibit 26, revision to Goal LU-7, replace the word “cohesive” with “well-designed”

Element Revisions (2 of 3)

- Transportation, Utilities, and Natural Environment Elements
 - Transportation: Exhibit 6A, replacing Chapter 6.
 - Transportation, Utilities and Natural Environment: Exhibit 24, Addressing fish passage barriers and river enhancement programs.

Element Revisions (3 of 3)

- **Multiple Elements**
 - Element Comparisons: Exhibits 40 and 43
 - PSRC Responses to Comments – Exhibit 55
 - Staff errata to correct Parks inventory:
 - Add open space property (0.75 acres).
 - Does not significantly affect our LOS analysis.

Direction & Discussion: Plan

Planned Action Ordinance

What is in an environmental impact statement (EIS)?

Exhibit 60

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- An EIS provides information on:
 - Current study area conditions,
 - Potential alternatives,
 - Natural and built environment impacts,
 - Mitigation measures, and
 - Significant, unavoidable adverse impacts



Non-project EIS focuses on alternatives and areawide/cumulative effects

Status

Scoped – 30 days in early 2014

Issued Draft EIS + Comment period 11/17/14 – 1/9/15

Innovative SEPA Tools

- SEPA provides for innovative advanced environmental review in conjunction with GMA planning to:
 - Streamline growth consistent with a community's plans, and
 - Recognize the detailed development regulations already in place (e.g. zoning, critical areas, transportation concurrency, etc.)

Tools:

Planned Action EIS & Ordinance

Programmatic EIS with Mixed Use/Infill Exemption

Programmatic EIS for Sub-Area Plans and Transit Stations

Advancing CBD Vision

- Use SEPA tools to facilitate adopted CBD Plan with either:
 - Planned Action Ordinance
 - Mixed Use/Infill Exemption

Draft ordinances in DEIS appendix

Recommend Planned Action to move forward

- Well trod path
- Predictable
- More flexible

Steps in Planned Action Process



Purpose of Planned Action

- A Planned Action:
 - Studies the environmental impact of proposed development in a designated subarea within a city or UGA
 - Identifies the type and amount of development (e.g. units, trips)
 - Shifts environmental review to the planning stage rather than permit stage
 - Means future proposals would not need additional SEPA if consistent with planned action assumptions & mitigation
 - *Proposals still go through permit review.*
 - Helps facilitate investment in the study area

Considerations

Positive Features

- More analysis up front at plan stage
- Expedited process for development consistent with plans and ordinances
- Clear rules – mitigation measures in ordinance
- Code still applies
- Review process to assure that original analysis is still applicable – can address something unanticipated
- Monitoring

Potential Concerns

- Requires agencies and public to pay attention early
- Relies on strength of code and permit process

Ordinance Components

- **Recitals, Purpose, Findings:** Facts, procedures, laws.
- **Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area:**
 - This section establishes thresholds for growth, land use, and transportation. This section also establishes criteria by which the City would review planned action applications.
- **Monitoring and Review:**
 - Establishes a review process to monitor the progress of the Planned Action.
- **Exhibit A:**
 - Identifies the boundary of the Planned Action Area, the CBD.
- **Exhibit B:**
 - Identifies Planned Action EIS Mitigation Measures that apply to new development. Mitigation addresses natural and built environment topics such as water resources and public services and utilities.
- **Exhibit C:** Agency actions

Direction & Discussion: PAO

