CITY OF WOODINVILLE, WA

REPORT TO THE CITY COUNCIL

17301 133rd Avenue NE, Woodinville, WA 98072
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To:	Honorable City Council	**Date:** 5/12/2015
From:	Richard A. Leahy, City Manager	
By:	David Kuhl, Development Services Director	
Subject:	Public Hearing for the 2015 Comprehensive Plan	

ISSUE: Shall the City Council continued the public hearing and receive testimony regarding the 2015 Comprehensive Plan and Zoning Code Update?

RECOMMENDATION: To open the continued public hearing and receive testimony.

POLICY DECISION: The Comprehensive Plan is being updated as required by state law. Approval of the Plan is required no later than June 30, 2015. As part of Comprehensive Plan Update, the Zoning Code is being simplified and updated.

BACKGROUND/DISCUSSION: The public hearing includes the 2015 Comprehensive Plan (Ordinance 591), the Parks, Recreation and Open Space Plan (Ordinance 591), Code Amendments associated with a Best Available Science Review for critical area regulations (Ordinance 605), and a Planned Action Ordinance for the Central Business District (Ordinance 606).

Council opened the public hearing on April 14, 2015 and continued it to May 5, 2015. The discussion tonight will follow-up on questions and answers that have been previously shown in exhibits 83 and 84.

ALTERNATIVES:

1. Open the Public Hearing for Ordinance No. 591, 605, 606, take testimony, and continue the hearing to May 19, 2015.

RECOMMENDED MOTION:

1. **OPEN THE CONTINUED PUBLIC HEARING FOR ORDINANCE NO. 591, 605 and 606 REGARDING THE 2015 COMPREHENSIVE PLAN, THE PARKS, RECREATION AND OPEN SPACE PLAN, CODE AMENDMENTS ASSOCIATED WITH A BEST AVAILABLE SCIENCE REVIEW FOR CRITICAL AREA REGULATIONS AND A PLANNED ACTION ORDINANCE FOR THE CENTRAL BUSINESS DISTRICT.**
2. **OPEN THE PUBLIC TESTIMONY PORTION OF THE HEARING.**
   [Receive the staff report and public comment]
3. **I MOVE TO CONTINUE THE PUBLIC HEARINGS TO MAY 19, 2015 IN THE WOODINVILLE CITY HALL COUNCIL CHAMBERS AT 7:00PM OR AS SOON THEREAFTER AS MAY BE HEARD.**

Attachment 1: Exhibit List

	CITY COUNCIL EXHIBIT LIST 2015 Comprehensive Plan and Code Amendments Update	
Exhibit No.	**Description**	**No. of pages**
1	Staff Report to Planning Commission dated January 7, 2015	**2**
2	Draft Comprehensive Plan Update 2015	**135**
3	Draft Municipal Code Update Title 21 and Best Available Science Review	**267**
4	Draft Environmental Impact Statement	**288**
5	Revised Draft Existing Conditions Report	**139**
6	Outline of Supplemental Revisions and Information – Planning Commission Hearing, January 7, 2015, with Supplements A, B, and C A – Transportation Element with Amendments: Replaces Chapter 6 of Draft Comprehensive Plan B – Municipal Code Edits: Replaces Pages "Code Update/BAS 3" through "Code Update/BAS 48" of the Municipal Code Update & Best Available Science Review Document. C – Fiscal Analysis: Additional Information under Separate Cover "Woodinville Comprehensive Plan Update Fiscal Analysis"	**6** **17** **47** **28**
7	Planning Commission Public Hearing Notice and Declaration of Posting	**3**
8	Notice of Availability 2015 Comprehensive Plan & Municipal Code Update and Draft Planned Action EIS and Affidavit of Publication	**4**
9	Acknowledgement Letter from Washington State Department of Commerce dated November 18, 2014	**1**
10	Citizens Comments (Email sent 12/16/2014 @ 9:58 AM from Steven Mullen-Moses, Director of Archaeology & Historic Preservation, Snoqualmie Tribe to Dave Kuhl; Email sent 11/06/2014 @ 4:47 PM from Nancy Cassell to Woodinville City Council; Open House Comment Cards)	**7**
11	Citizen Comments (Letter from Collins Woerman dated January 7, 2015)	**2**
12	Public Hearing Sign-Up Sheet for January 7, 2015	**3**
13	PowerPoint Presentation to Planning Commission January 7, 2015 – Comprehensive Plan & Municipal Code Update	**56**

14	Staff Report to Planning Commission dated January 21, 2015	**1**
15	Citizens Comments (Letter from Housing Development Consortium to the Planning Commission dated June 4, 2014)	**2**
16	Memo from Bob Bengford of Makers to the Planning Commission dated January 20, 2015	**2**
17	Staff Handout to Planning Commission of PowerPoint Presentation for January 21, 2015 (Transportation Element)	**8**
18	PowerPoint Presentation to Planning Commission January 21, 2015 – Comprehensive Plan & Municipal Code Update	**15**
19	PowerPoint Presentation to Planning Commission January 21, 2015 – Public Hearing Comprehensive Plan Transportation Element	**16**
20	Citizen Hand Out from Susan Boundy-Sanders – Types of Shopping Centers	**1**
21	January 21, 2015, Continued Public Hearing Sign-Up Sheet for Draft 2015 Comprehensive Plan & Municipal Code Update	**3**
22	Staff Report to Planning Commission dated February 4, 2015	**2**
23	Email sent January 9, 2015, @ 2:47 PM, from Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe Fisheries Division, to Dave Kuhl, Development Services Director.	**21**
24	Memorandum dated January 27, 2015, from Lisa Grueter, Manager, BERK Consulting, to Dave Kuhl, Development Services Director, City of Woodinville, RE: Responses to Comments from Muckleshoot Indian Tribe, January 9, 2015.	**6**
25	Citizen Comments: Email sent January 17, 2015 @ 2:40 PM from Jim Hansink to Thomas Hansen with Email from Thomas Hansen to Jim Hansink sent January 20, 2015 @ 7:56 AM.	**3**
26	Memorandum dated January 28, 2015, from Lisa Grueter, Manager, BERK Consulting, to Dave Kuhl, Development Services Director; Members of the Woodinville Planning Commission, RE: Comprehensive Plan and Municipal Code Update and EIS – Status of Documents and Responses to Comments, with Zipper Geo Associates, LLC, attachment (Zipper Geo Associates, LLC, letter dated January 15, 2015, Project No. 1407.08, addressed to City of Woodinville, Attn: Mr. Thomas E. Hansen, PE, Public Works Director). Note: The Zipper Geo Associates attachment is a peer review of documents and information sources, including Golder Associates review found in Exhibit 3 -The Municipal Code Update & Best Available Science Review November 2014, pages Code Update/BAS 245 – 264.	**16**

27	PowerPoint Presentation to Planning Commission February 4, 2015 – Economic Development	**13**
28	PowerPoint Presentation to Planning Commission February 4, 2015 – 2015 Comprehensive Plan Update – Parks, Recreation, & Open Space; Capital Facilities; Utilities	**16**
29	PowerPoint Presentation to Planning Commission February 4, 2015 – Comprehensive Plan–Geologic Hazard and Critical Aquifer Recharge Areas Update	**22**
30	February 4, 2015, Continued Public Hearing Sign-Up Sheet for Draft 2015 Comprehensive Plan & Municipal Code Update	**3**
31	Staff Report to Planning Commission dated February 18, 2015	**1**
32	Citizen Comments: Documents received from Susan Boundy-Sanders February 10, 2015	**5**
33	Memo dated February 18, 2015, from Jenny Ngo, Sr. Planner, to Planning Commission	**3**
34	Email sent February 17, 2015 @ 8:32 PM from Susan Boundy-Sanders to Planning Commissioners, Dave Kuhl, Paula Waters, and Sandy Guinn (with attachments)	**9**
35	PowerPoint Presentation to Planning Commission February 18, 2015	**18**
36	Staff Hand Out to Planning Commission February 18, 2015	**9**
37	Email sent Sunday, February 08, 2015, 5:43 PM, from director@woodinvillechamber.org to Dave Kuhl	**2**
38	Sign Up Sheet for Planning Commission February 15, 2015, Public Hearing	**6**
39	Staff Report to Planning Commission dated March 4, 2015	**1**
40	Memorandum from Lisa Grueter, Manager, BERK Consulting, dated February 26, 2015, to Dave Kuhl, Development Services Department Director, RE: Responses to Comments on Comprehensive Plan and Related Components	**122**
41	Planning Commission Comments	**18**
42	Email from Thomas Hansen sent Tuesday, March 03, 2015, 12:11 PM, to Lisa Grueter,cc to Dave Kuhl; Michael Read, PE, Subject: questions on capacity for 171st	**1**
43	Memorandum dated March 3, 2015, from Lisa Grueter, Manager, BERK Consulting, to Dave Kuhl, Development Services Department Director, RE: Supplemental Memo: Responses to Comments on Comprehensive Plan and Related Components	**12**

44	Staff's PowerPoint Presentation to Planning Commission March 4, 2015	**17**
45	March 4th Planning Commission Continued Public Hearing Sign-Up Sheet	**3**
46	Staff Report to Planning Commission dated 03/18/15 regarding Ordinance No. 591, 2015 Comprehensive Plan Update	**2**
47	Draft Ordinance 591	**3**
48	Planning Commission Public Hearing Notice and Declaration of Public Notice	**6**
49	Staff Report to Planning Commission dated 03/18/15 regarding Ordinance No. 606 Planned Action for the Central Business District	**1**
50	Draft Ordinance 606	**39**
51	City of Woodinville Community Meeting: Discussion Guide regarding Draft Planned Action for the Central Business District	**4**
52	Staff Report to the Planning Commission dated March 18, 2015, regarding Ordinance No. 605 Critical Areas Ordinance	**2**
53	3-18-15 Draft Critical Areas Regulations with mark ups	**26**
53 Revised	3-18-15 Draft Critical Areas Regulations with mark ups and comments	**25**
54	3-18-15 Draft Critical Areas Regulations without mark ups	**19**
55	~~Reserved for~~ Draft Ordinance No. 605	**2**
56	Email sent March 18, 2015 12:34 PM from Sharon Peterson to Jenny Ngo	**1**
57	Memorandum dated March 12, 2015, from Lisa Grueter, Manager, BERK Consulting, to Dave Kuhl, Development Services Director; Members of the Woodinville Planning Commission, RE: Responses to Comments from Puget Sound Regional Council	**15**
58	Letter dated March 18, 2015, from Karen Mooseker, Director, Capital Projects, Northshore School District, to Dave Kuhl, Director Development Services	**1**
59	Email sent March 18, 2015 @ 12:56 PM from Kathy Heywood to Sandy Guinn; Dave Kuhl	**1**
60	Staff's PowerPoint Presentation to Planning Commission March 18, 2015, regarding Comprehensive Plan & Municipal Code Update	**19**
61	March 18, 2015, Continued Public Hearing Sign-Up Sheet for Ordinance 591	**2**

62	Letter dated March 18, 2015, from Joan B. Yim, AICP, Woodinville Resident, to City of Woodinville, Planning Commission, regarding Ordinance's 591 and 606	**2**
63	Planning Commission March 18, 2015, Continued Public Hearing Sign-Up List for Ordinance No. 606 – Planned Action for the Central Business District	**2**
64	Planning Commission March 18, 2015, Continued Public Hearing Sign-Up List for Ordinance No. 605 – Critical Areas Ordinance	**2**
65	Staff Report to Planning Commission dated 03/25/15 regarding Ordinance No. 606 Planned Action for the Central Business District	**2**
66	Staff Report to Planning Commission dated 03/25/15 regarding Ordinance 605 Critical Areas Ordinance	**2**
67	Staff's PowerPoint Presentation to Planning Commission March 25, 2015 regarding Ordinance 605 – Critical Areas Ordinance	**23**
68	Staff's PowerPoint Presentation to Planning Commission March 25, 2015 regarding Ordinance 606 – Planned Action for the Central Business District	**13**
69	Sign-Up Sheet for Planning Commission March 25, 2015, Public Hearing regarding Ordinance 605 – Critical Areas Ordinance	**2**
70	Sign-Up Sheet for Planning Commission March 25, 2015, Public Hearing regarding Ordinance 606 – Planned Action for the Central Business District	**2**
71	Staff Report to Planning Commission dated April 1, 2015, regarding Ordinance 605 Critical Areas Ordinance	**2**
72	Critical Areas Ordinance without mark ups (March 26, 2015)	**43**
73	Critical Areas Ordinance with mark ups (March 26, 2015)	**60**
74	Staff's PowerPoint Presentation to Planning Commission April 1, 2015 regarding Ordinance 605 – Critical Areas	**47**
75	Continued Public Hearing April 1, 2015, Sign-Up Sheet for Ordinance 605	**2**
76	Letter dated March 18, 2015 addressed to Woodinville City Hall, Attn: Planning Commission from John Evans, EPN Companies, with maps and PowerPoint Presentation presented by AHBL to Planning Commission on March 18, 2015	**23**
77	Summary of Planning Commission Recommendations of Ord No. 591: 1) Comprehensive Plan Recommendations, and 2) Parks, Recreation and Open Space Plan Recommendations. Includes comparison of 2009 Comp Plan and the Planning Commission's recommendations.	**42**
78	Proposed Ord No. 591. Includes Exhibit A: Public Participation Process; Exhibit B: Findings and Recommendations of the Planning Commission; Exhibit C: Proposed 2015 Comp Plan as recommended by the Planning	**274**

	Commission March 18, 2015 and Exhibit D: Parks, Recreation and Open Space Plan as recommended by the P & R Commission Feb. 5, 2015	
79	Proposed Ord No. 605 Critical Areas as recommended by the Planning Commission on April 1, 2015	**59**
80	Proposed Ord No. 606 Planned Action for Central Business District as recommended by the Planning Commission on March 25, 2015	**37**
81	Written Public Comments: Dated 4-3-2015, From: John Evans, Subject: Request to Include Zante Property in City's UGA, Includes letter and Presentation	**14**
82	April 14, 2015 Public Hearing Notice (DSD sent to Party of Record, EIS Mailing List)	**1**
83	City of Woodinville staff report From City Manager Rich Leahy; By Dave Kuhl, Development Services Director; To Council - Dated: 04/14/2015	**44**
84	Berk's and Maker's PowerPoint Presentation to Council April 14, 2015 regarding Ordinance 591 Proposed Comprehensive Plan and Land Use Plan	**43**
85	Staff's PowerPoint Presentation to Council April 14, 2015 regarding Ordinance 591 Parks, Recreation, & Open Space	**4**
86	Staff's PowerPoint Presentation to Council April 14, 2015 regarding Ordinance 605 – Critical Areas Ordinance	**18**
87	Dave Findley's, Golder Associates, PowerPoint Presentation to Council April 14, 2015 regarding Critical Areas and Geological Resources	**15**
88	Golder Associates Draft Technical Memorandum Handout to Council April 14, 2015 Re: Landslide Hazard Mapping-Additional Evaluation	**21**
89	Berk's PowerPoint Presentation to Council April 14, 2015 regarding Ordinance 606 – Planned Action for the Central Business District	**11**
90	April 14, 2015, Public Hearing Sign-Up Sheet for Ordinance 591, 605 and 606	**2**
91	May 5 and May 12, 2015 Public Hearing Notice (DSD sent to Party of Record, EIS Mailing List)	**3**
92	Staff Report to Council dated May 5, 2015, regarding Public Hearing for the 2015 Comprehensive Plan (includes Exhibit List date 4-28-2015)	**7**
93	Memorandum dated April 27, 2015, from Lisa Grueter, Manager, BERK Consulting, to Dave Kuhl, Development Services Director; RE: Updated Geologic Hazard Maps	**4**
94	Memorandum dated April 27, 2015, from Lisa Grueter, Manager, BERK Consulting, to Dave Kuhl, Development Services Director; RE: City Council Questions Regarding Growth Targets	**23**

Updated April 28, 2015