

A. Pending Council Proposal

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Clarified/added
recommendations
underlined

Exhibit 143, Councilmember Boundy-Sanders

Item	Chapter	Page#	Consultant Recommendations
1	Chapter 1 Vision – Added Changes	2	Consultant has no comments. Consider changes at Council discretion.
2	Chapter 4 Economic Development	5 8 3, 4, 6, 7	<ul style="list-style-type: none"> • Suggest job capacity wording to be held pending the land use plan adjustments. • ED policies appear in ED strategic plan. Consider retaining as presented for consistency. • Remaining proposals, consider at Council discretion.
3	Chapter 6 Transportation	<ul style="list-style-type: none"> • 9 top • 9 bottom • 10 bottom • 9 mid, 10 top, 10 mid, 11 	<ul style="list-style-type: none"> • <u>Street classification: confirm with Tom Hansen</u> • Remove reference on who owns railroad. • Retain Roadway LOS discussion per GMA and PSRC. Exhibit 57. • <u>Policy T-4.2 – Retain per Staff recommendation</u> • Remaining proposals, consider at Council discretion.

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Clarified/added
recommendations
underlined

Item	Chapter	Page#	Consultant Recommendations
4	Chapter 7 Capital Facilities	<ul style="list-style-type: none"> 13 bottom 14 top 14 bottom 12, 13 top, 13 mid 	<ul style="list-style-type: none"> Clarify Policy CFP 3.1 per GMA land use reassessment. <ul style="list-style-type: none"> CFP 3-1. In conjunction with the biennial budget, confirm that long-term financial capacity exists to p<u>Provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan, Land Use Element, and other elements of the Comprehensive Plan. Include contingencies for amending level of service standards or Reassess</u> land use plans as necessary if sufficient funding is not available to planned levels of growth. <u>Goal CFP-7 amend per recommendations on Attachment 4.</u> <ul style="list-style-type: none"> <u>Amendment policies under Goal CFP-7 per Attachment 4.</u> Remaining proposals, consider at Council discretion.

A. Pending Council Proposals

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Exhibit 147. Councilmember Waters

Item	Chapter	Page #	Summary of change	Consultant Recommendations
1	Chapter 5 Parks	2	Add Policy 3.5 to buy land as available	Consider change at Council discretion.
2	Chapter 6 Trans	2	Correct description of trail extent	Recommend incorporating changes.
3	Chapter 8 Utilities	2	Include discussion of water and sewer	See Chapter 7 – addressed there. Chapter 8 focuses on required topics
4	Chapter 8 Utilities	2	Electricity and solid waste editorial changes	Incorporate changes.
5	Chapter 9 Environment	2 bottom, 3, 4 top and 4 mid	Introduction, Conditions & Trends, and Objectives – various text edits including climate change and sustainability	Recommend incorporating changes.
6	Chapter 9 Environment	4 bottom	Goals E-3 – add water quantity	Goal E-3. To protect and improve water quality <u>and management of water quantity.</u>
7	Chapter 9 Environment	4 bottom	and E-5.3 – make more powerful	Goal E-5. To protect and promote air quality, <u>and proactively address</u> reduce greenhouse gas emissions, and adapt to climate change <u>adaptation and mitigation.</u>

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Exhibit 149. Councilmember Waters

Item	Chapter	Page #	Summary of change	Consultant Recommendations
1 TC	4 Econ Dev	18	ED-1.3.C word missing?	Yes last phrase should read "quality of service and <u>meet</u> current trends in business..."
2	4 Econ Dev	20	ED-4.4 What does "extended destination" mean?	The City's 2009 ED Strategy includes a detailed strategy under this policy saying " Actively recruit the development of independently owned mid-level lodging and a variety of food related industry (cooking schools, catering, etc.) options ". This can be added to the Element.
3	5 Parks	25	Goal PROS-3 strike "variety of"	Consultant has no comments. Consider changes at Council discretion.
4	6 Trans	37	Reassessment: Reevaluate this paragraph	Required by GMA; this should be kept in the document.
5	7 Cap Fac	50	Police, current LOSI. s paragraph indicating the current crime rate is considered high, necessary?	Keep the first sentence about the current officer ratio. It is the Council's discretion on whether the language on crime rates stays in the plan or not. It is older information and not necessary to the LOS projection.
6	7 Cap Fac	58	Policy CFP-1.8, change "in areas of" to "about"	Note that this policy is proposed by Councilmember Boundy-Sanders to be eliminated on page 13 of Exhibit 143. Either eliminate or make word change at Council discretion.
7 TC	4-7	All other pages	Editorial changes and clarifications	Incorporate changes, make clarifications

A. Policy Direction: Growth Approved May 5, 2015

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- ▶ Plan for growth consistent with Countywide Planning Policies and GMA
 - ▶ Use 2035 planning horizon
 - ▶ Use the straight-line method to determine growth targets between 2031 and 2035
 - ▶ Current plan is low on housing by 2035 – need to add a minimum capacity of 67 units
 - ▶ Jobs – depending on methodology could be low or adequate by 2035: -552 to +237

Note: In prior plan and code reviews, based on

-other Hearings Board cases and

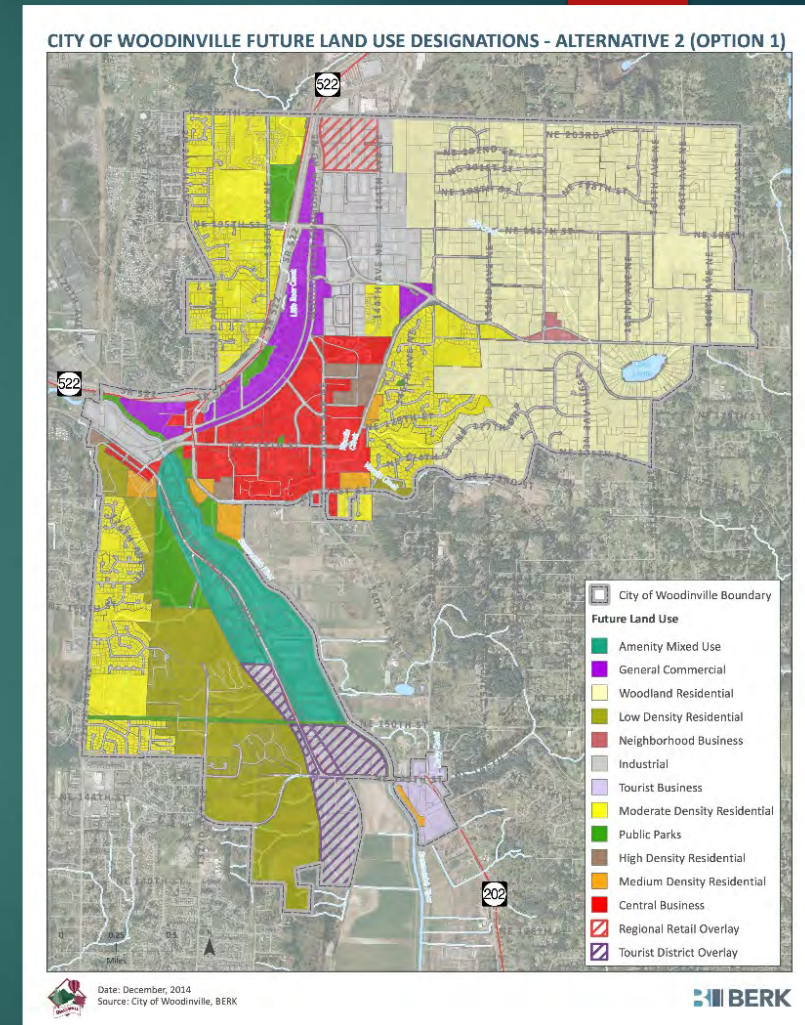
-desire to have a strong framework of protecting low density residential areas and directing growth to downtown/mixed use areas

City advised to plan for 20 year period and beyond

Recommend adding 2 to 3 plan or policy measures to increase housing and job capacity

A. Growth and Plan

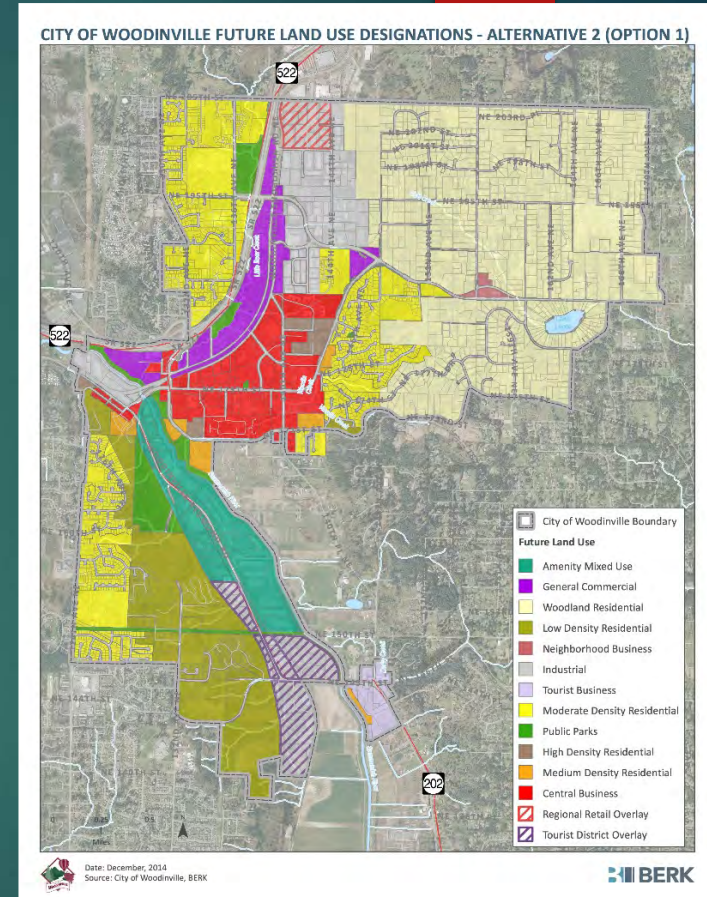
- ▶ Changes Approved May 5, 2015, affirmed June 16, 2015
 - ▶ Woodland Residential – R-1 in northeast Woodinville (CC authorized)
 - ▶ Regional Retail Overlay (CC removed)
- ▶ See pending items on next slide



A. Growth and Land Use Plan: CBD

Direction Pending:

- ▶ City proposes to apply Woodland Residential in NE Woodinville
- ▶ To continue planning framework of protecting lower density areas and redirecting growth to downtown – recommend incentives for mixed use in CBD
- ▶ Options
 - ▶ Adopt Planned Action as an added incentive, set annual monitoring period – Recommended
 - ▶ Alternative Option: Adopt minimum density policy



A. Growth and Land Use Plan: Comparison of CBD Options

CBD Minimum Density

- ▶ Sets minimum density to guarantee base level of housing
- ▶ Develop policy and implementing code to set minimum density
 - ▶ Suggest 36 units /acre minimum to 48 units per acre base density depending on parcel size with reduction allowed for difficult sites
 - ▶ Incentives proposed for update in code to enhance selection of housing FAR bonuses
- ▶ Housing is still optional rather than required but when it is provided it is at a density anticipated in the Plan and supportive of CBD vision

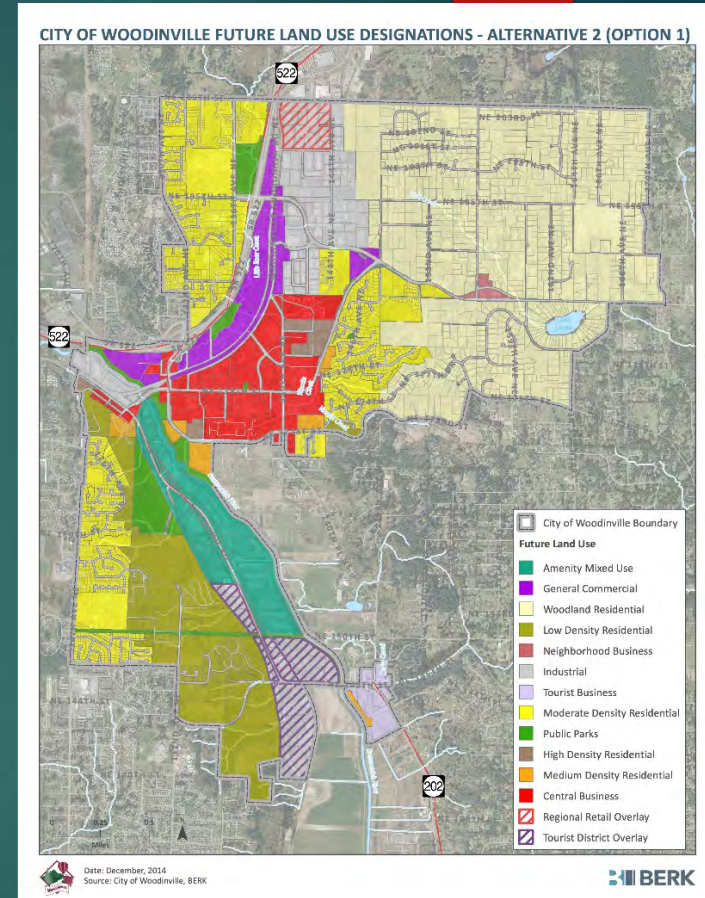
Planned Action: Recommended

- ▶ CBD plan and code in place still applies
- ▶ Serves as an incentive and voluntary tool to achieve vision
- ▶ May support market interest to achieve mixed uses consistent with the plan by facilitating permitting and setting expectations up front

A. Other Growth and Land Use Map

Direction Pending:

- ▶ Riverfront Amenity Mixed Use (AMU)
 - ▶ Recommendation (differs from Alt 2)
 - ▶ Include policy intending to have coordinated design and motorized and non-motorized linkages
 - ▶ Defer study of appropriate mix of uses to subarea plan process
- ▶ GC designation / GB zone –allow residential
 - ▶ Recommendation: Include to help support framework of protecting residential areas and focusing growth in Downtown area
- ▶ Gateway – GC / GB instead of Industrial
 - ▶ Recommend approval given nature of Com/ Ind businesses
- ▶ Consolidating and simplifying land use designations
 - ▶ Recommend approval – recognizes on the ground conditions in Office/HDR areas and simplifies the land use map



- Simplification proposals
 - Office / HDR + Office = CBD or GC
 - Open Space + Public/Institutional = surrounding predominant designation
 - Zoning remains Public/Institutional

Other Required and Optional Items

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Plan or Code Proposal	GMA Required or Optional	Consultant Recommendation
B. Critical Areas Regulations Update	Required	Complete prior to end of 2015 following Comprehensive Plan.
C. Zoning Code Amendments	Required, consistency	If there are necessary consistency edits, complete targeted changes in tandem with Plan(depends on land use plan; e.g. implementing zoning in Gateway). Otherwise complete by first quarter 2016 following Critical Areas.
D. Planned Action Ordinance	Optional	If considered as part of growth and land use plan recommendations: Approve ordinance as recommended by Planning Commission with a change to the monitoring period to occur annually.
E. Parks, Recreation, Open Space Plan	Optional	It is necessary to be eligible for RCO grants. Adopt prior to March 1, 2016 as part of docket to maintain eligibility for grants. It is the basis for Comp Plan Chapter 5. At a minimum integrate interim LOS policies and 6-year CIP.

Goal CFP-7. ~~Require connection~~Connect 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 feasiblewhere necessary and in accordance with Health Department requirements.

Policy CFP -7.1 Encourage conversion from on-site wastewater disposal systems if the on-site system is failing and cannot be fixed and re-permitted, as sewer lines become available when needed to meet Health Department requirements. Ensure the City's code is consistent with the City's vision and Health Department requirements.

Policy CFP-7.2 Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acredesignated Woodland Residential and only if soil conditions are suitable and groundwater would not be negatively impacted. Through King County Health Department and City permit review, require on-site wastewater disposal treatment systems that meet environmental and water quality standards equivalent to sewer system standards, and where a long-term maintenance plan is in place.

Policy CFP-7.3 If on-site waste water disposal system failures occur in low density areas of one dwelling unit per acreWoodland Residential designated areas, septic tank management and/or alternative methods of sewage disposal should first be considered, consistent with Health Department standards. 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.

CITY MANAGER COMMENTS ON ONSITE WASTEWATER SERVICE

Below are the Interim City Manager's recommendations for addressing onsite septic systems and sewer hook up in the code. The code amendments could be addressed with the Municipal Code Update that is pending after the Comprehensive Plan Update is concluded.

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The current zoning code requirements for a property owner to hook up to a sewer system that is within 330 feet of the property is really an arbitrary standard and is a disincentive to property owners who have a perfectly functional and permitted septic/drainage system. Further, as we know the cost to hook up to a sewer can be a much greater expense to property owners than an on-site septic system. Here are some possible options to address this concern:

- ▶ --1) For existing structures on the property, amend the code to stipulate that the hook up to the sewer in such circumstance is only required if the on-site system is failing and cannot be fixed and re-permitted and there is a determination by the King County Health Department that the failure of the system poses an imminent threat to public health;
- ▶ --2) If the land is vacant, before requiring a hook up-to the sewer system, based upon its intended use and density for residential property, the code could be amended to require that the site be tested by the Health District to determine its capacity to sustain a residential septic system. If the test results are acceptable to the Health Department, no hook-to sewer would be required, but could be an optional choice for the property owner.

▶ --3) If a large residential development was being planned on vacant land with an average lot size of 35,000 sq. ft. that was nearby a major sewer interceptor, the code could be amended to require a thorough engineering and soils perk test by the Health Department to determine if the projected structures and property at full build out on the site will be able sustain an individual or community septic system. If however, the Health Department determines that a full build out of the use and density of the site using either an individual or community septic system would pose a risk to public health, then the code would require on-site sewer service all properties.

My suggestions here are intended to provide the City with an alternative to the present requirements for sewer hook-up that addresses the concerns from property owners and others who are very concerned about this mandate from the City. In principle it would place the burden of responsibility for making a decision on the needs and requirements for sewer service verses the continuation of septic systems squarely on the King County Health Department.

Discussion and Questions

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