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)?

- 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

- Prepare & Issue Environmental Impact Statement (EIS)
- Consider Adoption of Planned Action Ordinance defining allowed development & required mitigation
- Review Future Permits for Consistency with Planned Action Ordinance and Comprehensive Plan
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