




CITY OF WOODINVILLE, WA
REPORT TO THE PLANNING COMMISSION
17301 133rd Avenue NE, Woodinville, WA 98072
WWW.CI.WOODINVILLE.WA.US

To: Planning Commission
From: David Kuhl, Development Services Director 
Subject: Ordinance No. 606 Planned Action for the Central Business District
Date: 03/25/15

ISSUE: Shall the Planning Commission hold a continued, amended public hearing to receive public testimony regarding a proposed planned action for the Central Business District (CBD)?

RECOMMENDATION: Hold the continued, amended public hearing and recommend the City Council adopt the planned action for the CBD as proposed, or as amended by the Planning Commission.

POLICY DECISION: The Woodinville Municipal Code (WMC 17.07.050) establishes that zoning code amendments, development regulations/amendments, area-wide zoning map amendments, Comprehensive Plan adoption/amendments, and annexations be reviewed by the Planning Commission at a public hearing and then forwarded to the City Council with a recommendation.

BACKGROUND/ANALYSIS: The City is using State Environmental Policy Act (SEPA) tools to promote the vision of mixed-use growth in the Central Business District (CBD). The planned action provides more detailed environmental analysis during an area-wide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals consistent with Environmental Impact Statement (EIS) mitigation measures that are adopted in a planned action ordinance. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards. This tool has been used elsewhere by local governments in Washington State.

ALTERNATIVES:

1. Open the continued public hearing, accept testimony, close the hearing, and recommend adoption of Ordinance No. 606 as presented or as amended.
2. Open the continued public hearing, accept testimony, and continue the public hearing to a future date.

RECOMMENDED MOTIONS:

1. I MOVE TO OPEN THE CONTINUED PUBLIC HEARING AND ACCEPT TESTIMONY FOR ORDINANCE NO. 606 REGARDING A PLANNED ACTION FOR THE CENTRAL BUSINESS DISTRICT.
2. I MOVE TO CLOSE THE PUBLIC HEARING.
3. I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 606 AS PRESENTED [or AS AMENDED], REGARDING A PLANNED ACTION FOR THE CENTRAL BUSINESS DISTRICT.

EXHIBITS:

Exhibit 65 - Staff Report to Planning Commission March 25, 2015

- Exhibit 50 - Ordinance No. 606
- Exhibit 51 - City of Woodinville Community Meeting: Discussion Guide
- Exhibit 62 - Letter dated March 18, 2015, from Joan B. Yim, AICP, Woodinville Resident,
to City of Woodinville, Planning Commission