



MEMORANDUM

Date: January 6, 2010

To: Planning Commission

From: Paul Stewart, Deputy Planning Director

Subject: Revised 2010-2012 Planning Work Program

Recommendation

Planning Commission review the revised Planning Work Program, direct any changes and make a recommendation of approval to the City Council.

Background

The Planning Commission reviewed the proposed 2010-2012 Planning Work Program at the annual retreat on December 10th, 2009. At that time, staff highlighted the major projects with particular attention to the tasks, staffing and schedule for 2010. The Commission was in agreement with the tasks and schedule.

Since then staff has revised the work program to reflect a changing planning landscape. On December 15th, the City approved the annexation of the Finn Hill, North Juanita and Kingsgate neighborhoods. This will add an estimated 33,000 people to the City's population. The other change is potential legislation that would extend the timeline to complete our Growth Management Act (GMA) required Comprehensive Plan Update and Critical Area Regulations. These considerations along with additional factors resulted in staff recommending revisions to the planning work program (Attachment 1) that the Commission reviewed in December. These changes are discussed in more detail below. Attachment 2 is a revised summary of the work program tasks.

Comprehensive Plan (Task 1)

Under the current state schedule per the GMA, the City is required to update its Comprehensive Plan (and Critical Area Regulations (Task 6) by December 1, 2011. Due to state budget shortfalls, the WA Department of Commerce has withdrawn all GMA grant funding to update comprehensive plans. With the legislature scheduled to convene on January 11, there is already a draft bill to extend the deadline for these updates to 2014. Staff believes there is support for this bill and there will likely be an extension (although never guaranteed). In addition, the City has experienced significant budget reductions that will likely continue. Annexation will also require attention over the next couple years and beyond. Staff is suggesting that work on the GMA Comprehensive Plan update be scheduled beginning in 2012 (at the earliest) which then would also include the annexation area.

In 2010, however, we would still need to update the Comprehensive Plan to incorporate the next capital improvement program into the Capital Facilities Element. Staff is also looking at general elements to determine if there are some needed amendments to be in place with annexation.

Neighborhood Plans (Task 2)

With the major update to the Comprehensive Plan deferred, this opens up the availability of staff to undertake the next round of neighborhood plans beginning in late 2011 with completion by 2012. The current schedule has Bridle Trails and South Rose Hill in the queue. Attachment 3 is the schedule of neighborhood plans and Attachment 4 shows the most recent completion dates of previous neighborhood plans. Another consideration is the timing of updating the neighborhood plans for the annexation area. An initial step would be to confirm or redefine the neighborhood boundaries. Staff is recommending that the neighborhood plan updates for the annexation occur sometime following annexation due to budget and staffing considerations.

Code Amendments (Task 3)

Attachment 5 is the list of potential Zoning Code amendments that would occur in 2010. At a future meeting, staff will discuss with the Commission those priority amendments to consider this year. In addition, the work program reviewed by the Commission in December included a task to revise downtown parking standards. Staff is recommending that this be incorporated into the miscellaneous code amendment process – specifically for multi-family development with the idea of simplifying the standard based on one parking space per bedroom.

Annexation (Task 8)

Annexation will result in a fundamental shift in resources and effort over the next several years. With approval of annexation, there are a number of long range tasks that will need to be undertaken prior and subsequent to the effective date (June 1, 2011).

Staff is still determining the tasks, schedule and resources and working with an interdepartmental team to strategize on the approach and overall effort. Some tasks involve the Planning Commission while others are administrative. Task 8 shows a general list of some of the major tasks such as updating base maps, amending some of the general elements of the Comprehensive Plan, looking at neighborhood boundaries, conducting a census, and updating our regulations as appropriate. As the annexation team moves forward, staff will update the Commission on schedule and tasks.

Planning Commission Discussion Questions

Discussion questions for the Commission are:

- Does the Commission concur with deferring work on the GMA Comprehensive Plan and Critical Area Regulations?
- If so, does the Commission agree with starting the next round of neighborhood plans in late 2010 to be completed by 2011 for South Rose Hill and Bridle Trails?
- Is the schedule and sequence of neighborhood plans appropriate? At what point should the city begin the updates to the neighborhood plans for the annexation area?
- Is the Commission in agreement with proposed Planning Work Program?

Attachments

1. Proposed 2010-2012 Planning Work Program
2. Summary of Work Program Tasks
3. Neighborhood Plan Schedule
4. Neighborhood Plan Status
5. List of Potential Zoning Code Amendments

PROPOSED 2010 – 2012 PLANNING WORK PROGRAM: LONG RANGE TASKS January 14, 2010

				2010												2011				2012			
TASK	PROJECT MANAGER	2009 STAFF		J	F	M	A	M	J	J	A	S	O	N	D	1st	2nd	3rd	4th	1st	2nd	3rd	4th
POLICIES, PLANS & REGULATIONS																							
1	Comprehensive Plan		1.8 FTE																				
	• Annual Comp Plan Update	Brill																					
	• GMA/Comp Plan	Swan																					
	• Transp. Principles/Policy	PW - Godfrey																					
	• Private Amendment Requests																						
	• Touchstone Planned Action	Ruggeri																					
2	Neighborhood Plans		2.0 FTE																				
	• Lakeview Plan	Soloff																					
	• Central Houghton Plan	Ruggeri																					
	• Bridle Trails & South Rose Hill																						
	• Everest and Moss Bay																						
3	Code Amendments		.4 FTE																				
	• Code enforcement consolidation	Cox																					
	• Misc. Code Amend	Brill																					
4	Housing		.4 FTE																				
	• Affordable Housing Regs																						
	• TOD @ Park & Ride	Collins																					
	• Housing Preservation	Collins																					
	• Affordable Housing Strategies	Nelson/ARCH																					
5	Natural Env/Stewardship		2.7 FTE																				
	• Shoreline Master Program	Swan																					
	• Critical Area Regs																						
	• Urban Forestry Program	Powers																					
	• LID/Green Codes	Gaus/Barnes																					
	• Green Building Program	Barnes/Jensen																					
	• Green Team/Env. Stewardship	Stewart/Schroder																					
6	Database Management	Goble	.2 FTE																				
7	Regional Coordination	Shields	.1 FTE																				
8	Annexation	Various	1.5 FTE																				
	• Update Maps																						
	• Amend Comp Plan																						
	• Update SMP																						
	• Update Regs																						
	• Wild Glen Annexation																						
	• Conduct Census																						
	• Prepare Neighborhood Plans																						
	Planning Commission Tasks																						
	Other Tasks																						



2010-2012 PLANNING WORK PROGRAM

Summary of Tasks

Planning & Community Development

January, 2010

POLICIES, PLANS & REGULATIONS

Task 1: Comprehensive Plan Update (1.8 FTE)

Comprehensive Plan

In 2009 we initiated a number of amendments to the Comprehensive Plan including minor housekeeping amendments, an updated Capital Facilities Plan and policies regarding the Totem Lake Urban Center. The amendments were adopted in October 2009.

The Growth Management Act (RCW 36.70A.130) (GMA) requires cities and counties to review and if needed, revise their comprehensive plans and development regulations every seven years. Under the existing GMA the schedule for King County and all cities in the County (including Kirkland) is December 1, 2011. In order to meet this time frame, this task would need to begin in mid 2010. However, due to the state's budget shortfall, GMA grants to update Comprehensive Plans have been cancelled. There is a draft bill that will likely be considered by the 2010 legislature to extend the time frame to Dec. 1, 2014. Staff is supporting a time extension. This will also give us a chance to better incorporate the annexation area into the Comprehensive Plan.

The City is currently engaged in a process to allocate new housing and employment targets for 2031 to all the cities and King County through the countywide planning process. As part of the plan update, Kirkland will need to determine how and where to accommodate the targets in the land use plan. As a result we would also be considering a revised transportation plan based on the new horizon year of 2031 along with possible amendments to our level of service standards for capital facilities. Depending on the scope of the update, this could include a revised vision statement, a new Environmental Impact Statement and updated land use, transportation and capital facilities plans.

With the major update to the Comprehensive Plan potentially deferred to 2012, we would still need to undertake an annual Comprehensive Plan process in 2010 to incorporate the revised capital improvement program into the Capital Facilities Element.

Transportation Principles and Policies

Public Works has indicated an interest on the part of the Transportation Commission to explore a new direction on transportation that does not focus on the automobile. The initial effort would be to establish principles to form the basis decision-making and recommended policy changes. These principles are:

- Move people
- Be sustainable
- Create partnerships
- Link to land use

Once these principles are agreed upon, amendments to the City's Comprehensive Plan and concurrency system would occur. This would also guide CIP projects and

transportation funding. The Transportation Commission will be meeting with the Planning Commission on January 14th to discuss this approach in more detail.

Private Amendment Requests

December 1, 2010 is the deadline for private amendment requests applications to be submitted (every two years).

Touchstone SEIS and Planned Action Ordinance

Davidson Serles & Associates filed two appeals and challenges on the Park Place project – one to King County Superior Court and the other to the Central Puget Sound Growth Management Hearings Board (the Board). Both matters are described below.

1. Davidson Serles & Assoc. v. City of Kirkland, et al., King County Superior Court No. 09-2-02204-6:

This was an action for declaratory and injunctive relief. The action challenged the adequacy of the Environmental Impact Statement (EIS) prepared for the Planned Action Ordinance, Master Plan, Comprehensive Plan amendments, and Zoning Code related to the Touchstone and Altom private amendment requests. The action alleged that the EIS failed to identify, consider, and evaluate a full range of alternatives for the proposed action.

The plaintiff sought to have the Court declare that the EIS was inadequate and to have the City enjoined from taking action to implement the ordinances referenced above. Touchstone filed a motion seeking the dismissal of the Superior Court action in which the City joined. A hearing on the motion was held May 1, 2009. On June 4, 2009, the Judge issued her decision granting summary judgment and dismissing the case. The plaintiff filed a motion to ask the Judge to reconsider her decision which was denied. The plaintiff has filed an appeal with the Court of Appeals.

2. Davidson Serles & Assoc. v. City of Kirkland, et al., Central Puget Sound Growth Management Hearings Board No. 09-3-0007c:

This is the petition before the Central Puget Sound Growth Management Hearings Board (Board). The petitioners, Davidson Serles and Continental Plaza, sought review of Ordinance Nos. 4170 and 4171 which amended the Comprehensive Plan and Zoning Code, respectively, in association with the private amendment request for the Parkplace project. Among other grounds, the petitioners challenged the ordinances for: lack of compliance with the State Environmental Policy Act; inadequate service by transportation and other public facilities; lack of financing plans for capital improvements; intensity of development inconsistent with the County-wide Planning Policies for King County; and inadequate public facilities. A hearing was held before the Board on August 10, 2009.

The Board issued its Final Decision and Order (Order) on October 5, 2009. While it upheld the ordinances with respect to a number of the petitioners' objections, the Board found that the City should have considered additional alternatives to

the Parkplace project and that it needed to more specifically address how necessary traffic improvements would be financed. The Board did not invalidate the ordinances; rather, it remanded them to the City for the purpose of correcting the issues identified by the Board. The Board established April 5, 2010, as the deadline for the City to take appropriate legislative action to comply with the Board's Order. [Need to describe here.]

Ordinances No. 4170 and 4171 remain valid during the remand period. RCW 36.70A.300(4) provides:

Unless the board makes a determination of invalidity as provided in RCW 36.70A.302, a finding of noncompliance and an order of remand shall not affect the validity of comprehensive plans and development regulations during the period of remand.

The City requested that the Board reconsider the portion of its decision finding the City's environmental review for Ordinance Nos. 4170 and 4171 was insufficient for failure to assess reasonable alternatives to the Touchstone Parkplace proposal, including additional alternatives. The Board denied the reconsideration. Both the City and Davidson Serles have also filed an appeal to some parts of the Board's decision to Superior Court.

Staff is currently developing a scope of work and schedule to prepare a Supplemental EIS and revise the Planned Action Ordinance to comply with the Board's decision. This will likely take several months with the Planning Commission reviewing the proposed SEIS and making a recommendation to the City Council following a public hearing.

Task 2: Neighborhood Plans (2.0 FTE)

The City initiated work on the Lakeview and Central Houghton Neighborhood Plans in late 2009. The Planning Work Program calls for completing those plans by the end of 2010. Due to the effort on the GMA Comprehensive Plan update, the next cycle of neighborhood plans would occur in 2012 (Bridle Trails and South Rose Hill). The work program anticipated that the GMA deadline will be extended beyond 2011. If that is the case, the City could undertake two additional neighborhood plans. Next in line under the current schedule are Bridle Trails and South Rose Hill. The timing and priority for the annexed neighborhoods should also be considered. Even though the Potential Annexation Area identified three neighborhoods (Kingsgate, North Juanita and Finn Hill) there is some interest in looking at the neighborhood boundaries more closely and perhaps revising them to consolidate areas with existing neighborhoods or create new neighborhoods.

Task 3: Code Amendments (.4 FTE)

Code Enforcement Consolidation

The City is currently working to consolidate all of the City's code enforcement regulations, including tree code enforcement, into the Kirkland Municipal Code. Background information is being gathered by staff on how other jurisdictions regulate

and process code enforcement actions. This project is currently underway with proposed changes coming before the Planning Commission and City Council in early 2010.

Miscellaneous Code Amendments

We continue to maintain an extensive list of potential amendments and, as new issues arise, we are constantly adding to and updating the list. We strive to have an on-going code update task each year. The work program shows this beginning in February.

Task 4: Housing (.6 FTE)

Affordable Housing Regulations

Affordable housing is a priority for the City. The City Council created a Council Committee on housing which continues to meet. In 2004, the City adopted a package of incentives including density bonuses, tax exemptions and fee waivers, however to date the voluntary incentives have not been used. In 2009 the Planning Commission recommended ordinances establishing mandatory affordable housing requirements. The City Council reviewed these at a study session on December 1 and took action on December 15th.

Transit Oriented Development (TOD) at Park and Ride Facilities

In December 2008, the City Council adopted amendments to the Comprehensive Plan that support "transit oriented development" including affordable housing at the South Kirkland Park and Ride facility. On January 26th, 2009 the Houghton Community Council approved the amendments but expressed strong interest in ensuring that their concerns and issues are addressed to their satisfaction with the zoning and design regulations. Part of the park and ride lot is located in Bellevue. Bellevue has indicated they are not interested in pursuing this issue; however staff is continuing to explore the potential for a Kirkland-only project.

Housing Preservation

For 2009 staff would like to focus specifically on preservation housing. This would entail an inventory of potential properties, contacting property owners to gauge interest and exploring options for preservation of existing housing.

Affordable Housing Strategies

There are a number of other on-going staff efforts on housing including working with ARCH (A Regional Coalition for Housing) on the Housing Trust Fund, preservation of affordable housing, funding programs, and education.

Task 5: Natural Resources/Environmental Stewardship (2.7 FTE)

Shoreline Master Program (SMP)

On December 1, the City Council approved the Shoreline Master Program generally in accordance with the Planning Commission's recommendation. The City will be transmitting the SMP to the Department of Ecology along with a required checklist that shows how the SMP meets the adopted State guidelines. DOE will then have a public comment period and will hold a public hearing. Following the hearing, DOE will review

the SMP and prepare a decision letter with their findings along with any recommended or required changes. These are transmitted to the City for consideration. If changes are necessary, the City Council could take action in response to DOE and either agree to the proposed changes or submit an alternative proposal for DOE's approval. This will likely take several months. In addition, with annexation, Kirkland will need to incorporate the annexed area into the SMP. We anticipate that this will take some work but will not be nearly as extensive as the current effort. We will likely undertake this once we have completed the current SMP process with the Department of Ecology.

Critical Area Regulations

In accordance with state law, the City will need to amend its Critical Area Regulations by 2011. However, similar to the deadline for the Comprehensive Plan update, this timeline will likely be extended in the next legislative session. As a result the work program shows this work in 2012. Based on experiences in other jurisdictions and comments from the Department of Ecology, our regulations will need to be revised particularly to address buffer widths and our wetland classification system. This may require funding resources to assist in this update due to the technical, scientific and environmental issues that need to be addressed. This project may also be the appropriate time to review our slope regulations.

Urban Forestry Program

The Planning Commission completed work on the tree regulations in November and transmitted a recommendation of approval to the City Council. The Council reviewed the proposed regulations at their meeting of December 1 and is scheduled to take action on December 15th.

In 2010, the focus will shift away from regulations to urban forestry management and education. With City Council's approval staff will undertake a canopy analysis as well as exploring a landmark tree program. The Urban Forester will also begin work on a citywide urban forestry management plan.

Low Impact Development (LID) and Green Codes

Efforts to adopt new standards to promote low impact development techniques and green codes have been deferred in the past due to staffing resources. It has been Kirkland's intent to move forward when feasible. Staff is available in 2010 to undertake this task in conjunction with the Public Works Department.

Green Building Program

In late 2007 the Council approved a green building program. The first phase entailed providing priority processing for certified "green" single family homes that have to meet either a Built Green or LEED standard (Leadership in Energy and Environmental Design). To date, six homes have been reviewed through this process and the City has 5 staff trained and accredited as LEED AP. Staff would like to continue this program. In the fall of 2008, staff provided a report to the Council and received direction to continue the program and to expand it to include multi-family and commercial buildings.

Natural Resource Management Plan and Environmental Stewardship

In 2003 the City adopted a Natural Resources Management Plan. The City has in place a "Green Team" consisting of representatives from several City departments that meet on a regular basis. Over the past year, the team has been coordinating its efforts on implementation actions (education, funding, and programs). We have also broadened our role to address greenhouse emissions in response to the US Mayors Climate Protection Agreement, of which the City is participating. The City Council adopted a climate action plan in April 2009.

<http://www.ci.kirkland.wa.us/Assets/Kirkland+Green/Kirkland+Green+PDFs/Climate+Protection+Action+Plan.pdf>

In 2009, our staff team focused on a variety of environmental stewardship efforts including sustainable communities, green buildings, green businesses and community outreach. In January, we held a "community conversation" on environmental stewardship and sustainability. A second "conversation" on the climate action plan was held on February 24, 2009. The Green Team is currently working on its priorities for 2010.

Task 6: Database Management (.2 FTE)

Database management consists of a number of sub-tasks such as our Community Profile, land use inventory, capacity analysis, housing data, etc. that are used for a variety of purposes including neighborhood plans and the Comprehensive Plan. In addition we are required to provide data on buildable lands and benchmarks to King County. The upcoming 2010 decennial census will require additional staff work over the next couple of years.

Task 7: Regional Coordination (.1 FTE)

This task involves participating on a variety of countywide and regional forums including the Puget Sound Regional Council, the King County Growth Management Planning Council, the Suburban Cities Association and Sound Transit.

Task 8: Annexation (1.5 FTE)

With approval of annexation, there are a number of long range tasks that will need to be undertaken prior and subsequent to the effective date (June 1, 2011). Staff is still determining the tasks, schedule and resources. Some tasks involve the Planning Commission while others are administrative. Task 8 shows a general list of the major tasks such as updating base maps, amending some of the general elements of the Comprehensive Plan, looking at neighborhood boundaries, conducting a census, and updating our regulations as appropriate. Of issue (as noted previously) is when to do the neighborhood plans. Staff would suggest these neighborhood plan updates be undertaken following annexation.

COMPREHENSIVE PLAN & NEIGHBORHOOD PLAN UPDATE SCHEDULE

January, 2010

Note: Schedule Subject to Change

Lakeview & Central Houghton	2009-2010
Bridle Trails and South Rose Hill	2010-2011
GMA/Comprehensive Plan Update	2012
Everest and Moss Bay	2013-2014
North & South Juanita	2015-2016
Totem Lake	2017
North Rose Hill/NE 85 th Street	2018-2019

NEIGHBORHOOD PLAN STATUS**January 2010**

Lakeview	Completed – September 1985
Central Houghton	Completed – September 1985
Bridle Trails	Completed – January 1986
Everest	Completed – May 1988
Moss Bay (Central)	Completed – March 1989
North & South Juanita	Partial Update Completed – October 1990
South Rose Hill	Completed – February 1991
NE 85 th Street Subarea	Completed – April 2001
Totem Lake	Completed – January 2002
South Rose Hill	Partial Update – January 2002
North Rose Hill	Completed – October 2003
Highlands	Completed – December, 2005
Market & Norkirk	Completed – January, 2007

POTENTIAL ZONING CODE AMENDMENTS - Updated 12/23/09

Section # Description

2010 PROJECTS:

CODE ENFORCEMENT

Chapter 170	Consolidate enforcement procedures for all development services departments
170.40.5.d.1	Change to HE hearing notice period from 17 to 14 days to be consistent with all other notice periods in the code

MISCELLANEOUS CODE AMENDMENTS

Multiple Zones

	Use consistent terminology to regulate gas stations and auto repair.
	Use term "maximum horizontal façade" in all zones where standards appear.
	Amend special regulations for Mini-School/Mini-Daycare use to reference requirements of the State rather than DSHS.
	Clarify ground floor limits for non commercial uses (e.g. residential & assisted living) - allow lobbies, clarify how much nonresidential is OK on ground floor, etc.
	Do we need minimum lot area for certain commercial uses? Eg: neighborhood retail in RM & PR (requires 3600 sf, but office has no requirement); restaurant in WDI; office use in PLA 6B; service station in BC (ES e-mail 9/9/96 and AR).
	Review standards for zero lot line.
	Consider simplification of certain appeal processes. See matrix prepared by Nancy.
	Reduce parking for Assisted Living Facilities from 1.7 stalls/independent unit. Could be chart buster.
	Add parking standard for shopping centers in appropriate zones.

Chapter 5 Definitions

	Define shopping center - for purpose of adding shopping center parking standards.
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Chapters 15 & 17 - RS & RSX Zones

RS & RSX zones	Make special regulation 5 applicable to lots east of Bridle Trails Park - not just north.
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Chapter 25 - PR zone

25.10.050 - .80	Make side yards for all these nonresidential uses the same - 10'?
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Chapter 48 - LIT Zone

48.15.190	Delete Special Regulation 1 which requires special buffering for outdoor auto repair.
	Should dance & martial arts training be added as permitted use? Now allowed only if non-profit community facility.
	Add schools as permitted uses.

Chapter 50 - CBD Zone

	CBD 1A & B: Should we eliminate ground floor retail requirement for Parks or Public Utility... uses?
	Codify interpretation 09-1
50.10 +	Change CBD parking requirement for multi-family to one stall per bedroom.

Chapter 53 - Rose Hill Business District Zone

53.59	RH 5C: Eliminate references to 95.25 and 95.43. Revise to reflect original buffer standard (per J Regala),
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Chapter 60 - Planned Area Zones

60.10	PLA 1: Eliminate references to 95.25. Revise to reflect original buffer standard (per J Regala),
60.180	PLA 16: Eliminate General Reg. 3 which requires installation of a trail, since a trail already exists nearby. See Teresa.

Chapter 90 - Drainage Basins

Various	Review and reduce approval processes - consistent with reasonable use level of decision.
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Chapter 95 - ...Landscaping	
95.40.70	Add 5' landscape strip next to parking stall rows. See Explanation from Janice or Jon.
Chapter 100 - Signs	
	Eliminate different restrictions for real estate signs than for other commercial signs. Consider restricting location, number, hours.
Chapter 105 - Parking, etc.	
105.103.2.a	Remove DRB from modifications to required number of parking stalls. Should be Planning Official for DR projects.
105.103.3.b	Add modification option for 105.19 - Public Pedestrian Walkways.
105.18.1.d	Clarify or limit the requirement to provide pedestrian connections to all adjacent properties, or provide a modification option.
Chapter 115 - Miscellaneous	
115.08	Move the last sentence to be the third sentence and add at the end "which may further limit its size." - David
115.08	Accessory Structures – Consider eliminating 25' height restriction for detached ADU above a garage in RSX zone.
115.07 and .08	If ADU height in RSX is not increased, reference in 115.07 the ADU height restrictions found in 115.08 - Angela
115.20 Sp Reg 6	Make applicable to lots east of Bridle Trails Park - not just north
115.2	Numerous corrections and reformatting per Teresa Swan
115.95.2	Allow leaf blowers before 8:00 am if associated with public street sweeping.
115.115.5.b & d	Parking in front yards is different for different uses. Why should office and MF be different in same zone? (ES e-mail 08/02/06)
115.95.1.b	Refers to WAC 173-70 for watercraft noise standards. WAC section doesn't exist. Delete entirely or do further research.
115.85.2	Review/ revise Rose Hill Business District lighting standards and consider city-wide.
115.95	Consider not adopting residential to residential noise standards
	Prohibit living in RVs
	Add regulations for electronic vehicle infrastructure per new state law.
Chapter 117 - Wireless	
117	Check review processes for co-location to assure 90 day review time per FCC ruling.
117.65.8	Revise to allow antennas at historic sites & clarify "design requirements." Perhaps add Plng. Official review. See Sean or Nancy
Chapter 135 - Rezone Process	
135.15 & 25,160.15	Determine best approach for the public to request changes to the Zoning Code (PS)
Chapter 142 - Design Review	
142.35.3.c	Add NRHB (& other design districts?) as subject to design principals in Appendix C. Clarify whether Appendix C is only for stand alone MF or mixed use? (JLB)
Chapter 150 - Process IIA	
150.85	Change "verbal" to "written."
Chapter 155 - Process III	
	Eliminate
Chapter 180 - Plates	
Plates 1- 4 & 8A	Clarify how posts in parking garages are calculated in width of stalls
Subdivision Ordinance	
22.28.040	When lot sizes averaged, prohibit over-sized lots from being later subdivided.
Municipal Code - Impact Fees	
	Establish single rate for uses in shopping centers. Treat all of downtown as a shopping center
	Consider reduced impact fees for smaller dwelling units (similar to ADUs and cottages).
Municipal Code - Street Vacations	
19.16.040	Make application requirements consistent with Zoning Code requirements

LOW IMPACT DEVELOPMENT

115.90	Clarify when to give lot coverage credit for semi-pervious materials. Also, consider greater restrictions on use of brick pavers (8/2/06 e-mail)
105.18	Exempt SF walkways from lot coverage requirements. Require pervious paving.
	Standards for green parking lots - per Seattle?
	Should pools/pool covers be exempt from lot coverage calculations. Should pool covers be included in FAR? (TS)
	Potential code amendments for solar and green roofs (and wind?).

POTENTIAL PROJECTS FOR 2011+**MISCELLANEOUS CODE AMENDMENTS****Multiple Zones**

	Consider allowing transfer of development rights (City Council 1/2/08)
	Comprehensively examine parking standards
	Review parking requirements for mixed use developments (e.g. medical office/regular office; business park; strip retail /restaurant/office (ES))

Chapter 48 - LIT Zone

	Re-examine the requirement that uses be limited to 2 stories (PS, 8/20/04 e-mail)
	Delete automobile sales use in Norkirk neighborhood - unless this also requires a Comprehensive Plan amendment

Chapter 115

	Consider allowing the keeping of chickens
115.07	Consider allowing ADUs in SF houses not on individual lots: i.e. condominium lots
115.23 & 5.150	Review common open space. Should it apply to detached & zero lot line attached units? Should there be maximum slope (see interpretation)
115.3	Allow more flexibility or modification option for horizontal façade general regulations in many zones.
115.45	Distinguish decks and porches from other enclosed (but open) areas that should be counted in FAR
115.125	Change rounding of fractions of dwelling units from .66 to .50

Chapter 142 - Design Regulations

	Consider making design principles for MF housing in Appendix C applicable to MF zones (not just business districts.)
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Chapter 170 - Code Enforcement

	Consider more formal approach to interpretations, with comment and appeal process.
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Subdivision Ordinance

22.28.080.b	Should lots be able to be subdivided if they access from an easement across another lot & therefore make the servient lot nonconforming because the easement area would have to be deducted from the area of the servient lot? (8/11/04 SC e-mail).
	Consider design standards to avoid awkward lots served from pipe stems. See e-mail from Houghton resident.

CRITICAL AREAS**Chapter 85 - Geologic Hazard Areas**

	Review to determine if standards are adequate
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Chapter 90 - Drainage Basins

90.20.5	Clarify intended meaning of "normal or routine maintenance or repair."
90.55.4	Allow off-site mitigation in another drainage basin for essential public facilities
90.45.3	Allow stormwater outfalls to extend into wetlands
	Eliminate definitions that are common with with definitions applicable throughout entire code

90.140.5	Add criterion that limits disturbance of Type 1 wetlands (per Dave Asher)
	Allow reduced setbacks with minimal process where necessary to reduce wetland/ stream impacts.
?	If improved environmental conditions are created that would result in greater buffer requirements on neighboring properties, could those greater requirements be reduced?

Subdivision Ordinance

22.08.200	References Class A, B & C wetlands rather than Type 1, 2 & 3. Need to define the types. Also, section references lake classification which we do not have.
22.08.190	definition in 2004.

CHAPTER 100: SIGN REGULATIONS

Chapter 5 - Definitions

5.10.550	Clarify "multi-use complex" for consistency with 100.4.3.b. Delete requirement for exterior entrance.
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Chapter 100 - Signs

	Create criteria to allow for deviations from sign code to be reviewed at a planner level.
100.115	Interp 95-4 - Temporary commercial sign - Add to definition of temporary sign?
	Interp 95-3R - Colors as signs, sign area - Add to definition of sign area?
	Allow electronic readerboards for schools and fire stations
5.115, 100.85	Interp 94-1 - Changing message center and similar signs. Additional criteria? Allow with Master Sign Plan.
100.115	Interp 92-4 - Fuel price signs
	Interp 86-17-100 and 115 - Temp. commercial signs when related to permitted temporary activities.
100.65	Interp 86-16 - Signs above rooflines
100.85(2)	Interp 86-13 - Sign regulations regarding holiday decorations
100.30, 100.75	Interp 86-11 - Window signs. Need to reexamine.
	Interp 85-8 - 5 and 100 - Status of neon lighting and lighted awnings as signs. Add to definition?
5.108, 100.15	Interp 85-6R - Sign regulations
	Real estate signs (on- and off-site) - review regulations to reduce number of signs (ES)
100.115	Interp 88-19 - Off-site real estate signs. Rethink rules on temporary off site signs. Private advertising signs - restrict size. Temporary commercial signs - limit to 30 days plus size limitation. Real estate signs - redraft to allow (2) 32 sf advertisement signs and (1) 6 sf per lot (not now clear); and revise to conform with Supreme Court Decision on Redmond signs.
	Address political signs duration and size (DG) - review temp sign chart with Rod Kaseguma.
	Under marquee signs - allow to be larger (AR). Allow 6 sq. ft.
	Reduce height of monument signs. Liberalize dimensions for sign base.
	Special signage for auto dealers? Probably no, but may want to increase signage for large sites.
	Add cabinet signs in CBD and JBD - tie to "major nonconforming"
	Prohibit cabinet signs in Rose Hill and other business districts (citizen suggestion)
	Major nonconforming signs & amortization (e.g. billboards). Need to address constitutional issues
100.115	Allow under marquee signs for sign category A (and probably B). (8/11/04 ES e-mail)
100.55	Allow signs for commercial uses in mixed-use buildings to be calculated separately (8/11/04 ES e-mail)
100.5	Change "NE 106th St" to "Forbes Creek Drive" (SUdgrade 04/12/05)
	Temporary advertising signs for public events (Csalzman 12/16/04)
	Allow reduced setback for ground mounted signs, subject to criteria.
100.52	Section needs to include NRHBD for consistency with design guidelines.

Chapter 125 - PUDs

	Comprehensively review and revise regulations.
	Consider way to establish quantifiable way to value of public benefits.

NONCONFORMANCE REGULATIONS - Chapter 162

	Interp 83-11 - (may also affect 115.80) - Nonconforming lots held in common ownership.
162.30, 162.35.7	Damaged improvements - What happens if damage exceeds 50% (P. 430)? Conflict with 162.35.7. Can damage be reconstructed under repair and maintenance clause?
162.35.2.a	Look at definition of "use" (e.g. office use). See JMCM.
162.35.2.b.1)	Be less restrictive on structural alterations for non-conforming uses. See "master list" for more info.
162.35.2.b.2)	Clarify time to cease use. Provide reasonable time for owner to seek new tenant per case law. See interpretation 85-4.
162.35.2.b.3)	Develop criteria for allowing change of nonconforming use. Alternatively, consider not allowing change of nonconforming use. (8/10/04 PS e-mail). Group with 162.9 and 10.
162.35.3	Clarify criteria for structure expansion: measured by all structures on property per interpretation 90-4
162.35.5.b	Minor Nonconforming Signs - Is a new sign a "structural alteration"? Is a new, less non-conforming sign permitted (p. 433)? Delete "minor" in first paragraph in b.3 (see P. 433 in file with DC comments). Incorporate interpretation 90-3
162.35.5.d	Delete 10 years time period and replace with Director discretion with criteria (p. 434)
162.35.7	Do not limit all structural alterations as we do now. When can windows and doors be installed without a variance (see Angela's e-mail) (P. 435). (maintenance & repair, etc)
162.35.8.a	Clarify improvement that 50% replacement threshold applies: the improvement to which alteration is being done per int. 85-4
162.60,90,135	Clarify continued provisions per 9/20/05 e-mail from Dawn Nelson.
	Classify cabinet signs in zones where cabinet signs not allowed as major nonconformance.
	Should City owned property be exempt from nonconformance rules? (Desiree)

NEIGHBORHOOD PLAN ISSUES**Lakeview Neighborhood**

Chapter 35	Eliminate or revise FC III zone.
Chapter 45	Rename BC zone to Houghton Business District Zone
Chapter 45	Consider deleting storage services and auto sales from BC zone - or require retail frontage?

Moss Bay Neighborhood

50.32	Change buffering (reduce) in consideration of reduced setback - See e-mail from Lauri Anderson.
60.29-60.52	Consider including all or portions of PLA 5 in CBD (TSwan 04/11/05).
	Evaluate appropriate ground floor uses. Don't require retail S. of 2nd on Lake St.
	Consider so-called "parking lot list" from CC in early 2009.

South Rose Hill/ Bridle Trails Neighborhood

Chapter 47	Consider deleting storage services from BCX zone - or require retail frontage?
Chapter 47	Rename BCX zone to Bridle Trails Business District Zone

