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2020 Development Code Amendment Batch – Policy Amendments

City Council Discussion November 23, 2020



Background

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- Amendments are collected throughout the year.
- Administrative corrections, clarifications, and new policy direction.
- Anyone may submit an amendment.
- Council discussed administrative and clarifying amendments on November 9.

Amendments 1 and 7

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Emergency Temporary Shelter - Emergency Temporary Shelter means a facility, the primary purpose of which is to provide accommodations and may also provide essential services for homeless individuals or families during emergency situations, such as severe weather conditions, for a limited period. This term does not include transitional encampments or homeless shelters.



Amendments 2, 3, 12, and 13

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Final Plats –

These amendments takes the process for approving Final Formal Plats from a quasi-judicial Type C action in accordance with RCW 58.17.100 to allow administrative review and approval of final formal plats if the preliminary formal plat was reviewed by the Planning Commission, Hearing Examiner, or City Council.



Amendments 3 and 11

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Site-Specific Comprehensive Plan Map Amendments –

- Add to Type C Table
- Add procedures for review and approval

Amendments 4 and 5

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20.30.100 – Application

20.30.110 Determination of completeness
and requests for additional information.



Amendments

6, 8, 9, and 10

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Changes the language from “Shall” to “May”
for discretionary decisions by the Director for

1. Deviations from Engineering Standards
2. Zoning Variances
3. CASUP
4. CARUP

Amendments 14 and 15

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Dimensional Requirements

- Increased hardscape for schools
- Reduced Setbacks for Development Adjacent to High-capacity Transit.

Amendment 16

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Density Bonus

- A. Purpose. The purpose of the section is to establish an incentive program which encourages development that provides affordable housing as single family detached dwellings on the same tax parcel that will be granted the following incentives.

Amendments 17, 18, and 19

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20.50.235 – Threshold – Required building design (New Section).

Exception 20.50.360 – Tree replacement and site restoration

20.50.390(E) – Electric vehicle parking standards

Amendment 20

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20.70.340 Sidewalks, walkways, paths and trails.

Provides for a “mid-block” connection when new development is fronting on two parallel rights-of-way.



Amendment 21

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20.80.220 Geological hazard - Classification

E. Slopes Created by Previous Grading.

F. Slope Modified by Stabilization Measures



Next Steps

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December 7 – Adoption of Ordinance 907.

