

MAY 8, 2017 CODE AMENDMENT LIST

Code Section & Lead	Description	City Council Endorsement	Administrative Process	Legislative Process	Ordinance No. & Date Adopted	Hours of Labor
18.02.065 Community Development	<p>Density Calculation. This section defines the method for calculating residential density. It utilizes a net site area methodology vs. gross site area.</p> <p>Residential developers have expressed concern over the number of lots that are lost when utilizing net site area.</p>	City Council endorses this initiative at 5/8/17 Study Session	<p>6 members of Community Development met and shared their experience in other jurisdictions and their preferences for code changes. Staff also met with members of both MBA organizations.</p> <p>SEPA determination issued on 8/17/17; public comment until 9/1/17; appeal period until 9/15/17</p> <p>State Agency review initiated on 8/17/17</p>	<p>P.C. Introduction: 8/8/17</p> <p>P.C. Public Hearing: 9/6/17</p> <p>P.C. Decision: 9/6/17</p> <p>Study Session: 12/11/17</p> <p>Council Action: TBD</p>	Ordinance 6661 Date: TBD	77.5 hours
18.02.050.B.2 Community Development	<p>Commercial driveway throat depth standards. Code requires a 40 foot depth for a commercial driveway without any ability to deviate except through Hearing Examiner variance.</p> <p>Establish an administrative option for deviating from this standard.</p>	City Council endorses this initiative at 5/8/17 Study Session	<p>Planning staff develops code amendment proposal.</p> <p>SEPA evaluation results in a determination of exemption.</p>	<p>Study Session: 7/10/17</p> <p>Council Action: 7/17/17</p>	Ordinance 6657 July 17, 2017	24 hours
18.68.030.B.1.b Community Development	<p>Comprehensive Plan map amendments are considered by Planning Commission/City Council while rezones are considered by Hearing Examiner. This sets up a linear process which could be consolidated.</p> <p>Consolidate process to allow concurrent consideration.</p>	City Council endorses this initiative at 5/8/17 Study Session	<p>Planning staff develops code amendment proposal.</p> <p>SEPA evaluation results in a determination of exemption.</p>	<p>Study Session: 6/12/17</p> <p>Council Action: 6/19/17</p>	Ordinance 6655 June 19, 2017	28 hours
Title 17 Community Development	<p>Converting final plats to administrative decisions.</p> <p>Pursuant to the 2017 State Legislature's amendment to RCW 58.17 allow final plats to be considered as administrative decisions.</p>	City Council endorses this initiative at 5/8/17 Study Session	<p>Planning staff develops code amendment proposal.</p> <p>SEPA evaluation results in a determination of exemption.</p>	<p>Study Session: 6/12/17</p> <p>Council Action: 6/19/17</p>	Ordinance 6654 June 19, 2017	37 hours

Code Section		Description	City Council Endorsement	Administrative Process	Legislative Process	Ordinance No. & Date Adopted	Hours of Labor
Chapter 18.25 Community Development		Expand the scope and options within the infill chapter of code in order to ease and/or incentivize infill potential. The two primary areas of challenge are the public improvements and the inability to meet minimum density.	City Council endorses this initiative at 5/8/17 Study Session	Planning staff rolled the minimum density challenge into the density calculation code amendments described in item #1 above.	P.C. Introduction: 8/8/17 P.C. Public Hearing: 9/6/17 P.C. Decision: 9/6/17 Study Session: 12/11/17 Council Action: TBD	Ordinance 6661 Date: TBD	N/A (rolled into density calculation)
12.64A.020.A-B Engineering		This section of code defines when new development or redevelopment will be required to construct half street improvements. Triggers for redevelopment include the value of the improvements compared to the property based on the current County Assessor records, additional parking, or additional driveway access points.	City Council endorses this initiative at 5/8/17 Study Session	TBD	TBD	TBD	
ACC 13.32A Engineering		This section of code defines when new development or re-development will be required to underground the overhead wiring that may span their property frontage.	City Council endorses this initiative at 5/8/17 Study Session	TBD	TBD	TBD	

DECEMBER 11, 2017 POTENTIAL ROUND 2 CODE AMENDMENT IDEAS

Code Section	Description	City Council Endorsement	Administrative Process	Legislative Process	Ordinance No. & Date Adopted	Hours of Labor
Title 18 Community Development	Construction job shacks and sales offices. The City's standards are convoluted and have been applied inconsistently. The typical scenarios are (1) temporarily converting an SFR garage to a sales office, (2) setting up a temporary mobile structure for use by only contractors, (3) setting up a temporary mobile structure to serve as a sales office that allows access by public.					Estimated at 90 hours
Titles 12, 15, & 19 Community Development & Engineering	Fee assessment and collection. Different sections of city code establish different requirements for when fees are assessed and collected. Some codes require fees be assessed at the time of application submittal and collected at the time of permit issuance; other sections require fees to be assessed and collected at permit issuance.					Estimated at 20 hours
18.29.020 Community Development	Several DUC standards are triggered when the estimated value of the improvement exceeds 10% of the value of the building. This threshold is extremely low and has caused problems for property owners to carry out minor improvements.					Estimated at 40 hours
18.31.020 Community Development	In 2016 the building code increased the permit exemption for the height limit for a fence from 6' to 7'. The zoning code remains at 6'.					Estimated at 20 hours
ACC 18.50.070 Community Development	Eliminating the requirement to carry a landscape maintenance bond. It can be addressed through code enforcement. The city has not collected on a maintenance bond in many years.					Estimated at 20 hours
16.06.055 Community Development	Raise the SEPA categorical exemptions to what is allowed under WAC 197-11-800. Raising these threshold limits requires a substantial amount of work in order to meet the conditions upon which it is allowed.					Estimated at 1,000 hours