

2017 Development Code Updates

AMENDMENTS TO TITLE 22 STUDY SESSION



Proposal

To amend zoning and subdivision regulations contained in various chapters of Title 22 Land Development as directed by Comprehensive Plan Goal LU12

Objective - Staff initiated amendments in order to:

- Refine permit process
- Ensure consistency with Comprehensive Plan
- Address changing conditions
- Implement legal advice
- Clarify and improve code administration

Process

- Legislative action
- *SEPA Determination of Nonsignificance* issued on September 19, 2017
- *Intent to Adopt Amendment with a request for Expedited Review* submitted to the Department of Commerce on September 15, 2017
- Planning Commission held a study session on September 5, 2017 and a public hearing on October 3, 2017
- No public comments received.
- City Council Public Hearing scheduled for November 28, 2017.

Administrative Interpretation - FMC 22.08.004

Proposal: **Add a new section** establishing an administrative interpretation process
Pg. 2

Objective: Provide process as advised by legal counsel

Discussion: Has been provided for in our fee schedule and Project Permit Application Classifications, but no process outlined in FMC. This includes the process for appeal to Planning Commission.

Binding Site Plan - FMC 22.23

Proposal: ***Add a new chapter*** establishing a binding site plan review process
Pg. 3-5

Objective: Provide another development tool

Discussion: Used to subdivided commercially zoned and developed properties; ensures that utilities, access and other critical project elements can continue to serve all the affected properties even if under different ownership.

Articulation – Residential Zones

Proposal: ***Amend the development standards section*** in all residential zones to modify the articulation requirement: require 3 elements on elevations over 30 feet in length ***and walls over 12 feet in height***

Pg. 5-13

Objective: Address impracticality for one-story additions or detached structures

Discussion: The standard was created to address trends with new two-story construction that was creating tall blank walls; amendment will improve implementation.
Affects R-4, R-4C, R-6, R-8, R-10TCD, R-20 and R-30

Articulation – Residential Zones



Articulation – Residential Zones



Multifamily design standards – Zones

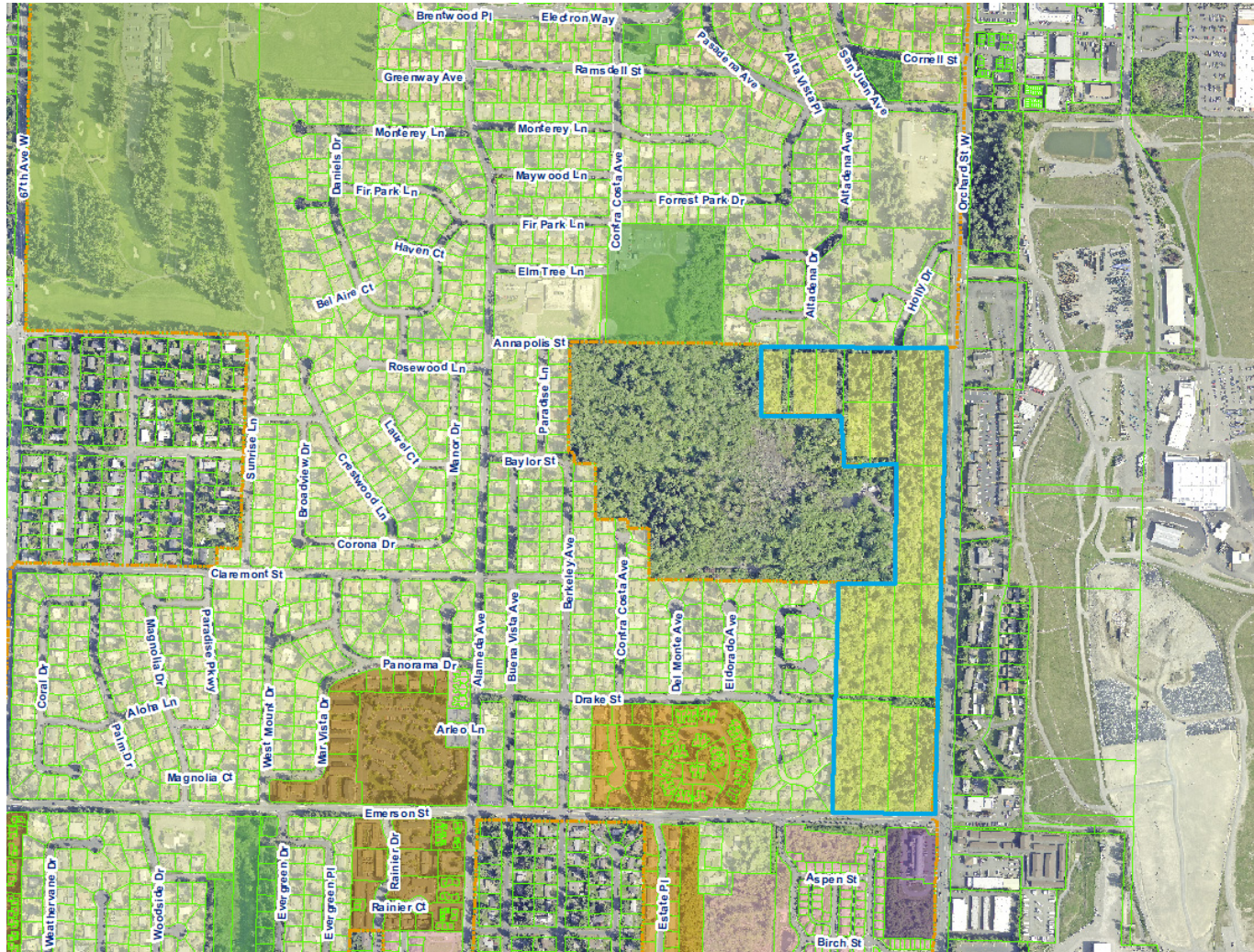
Proposal: ***Amend the development standards section*** in zones
Pg. 9-15 that allow multi-family to reference multi family
design standards and guidelines

Objective: Provide consistency

Discussion: Language was developed in 2015 when R-30 zone
added. Provides design standards for all future
multifamily projects.

Affects R-8, R-10TCD, R-20 and CMU

Residential-4-Conservation– FMC 22.34.005



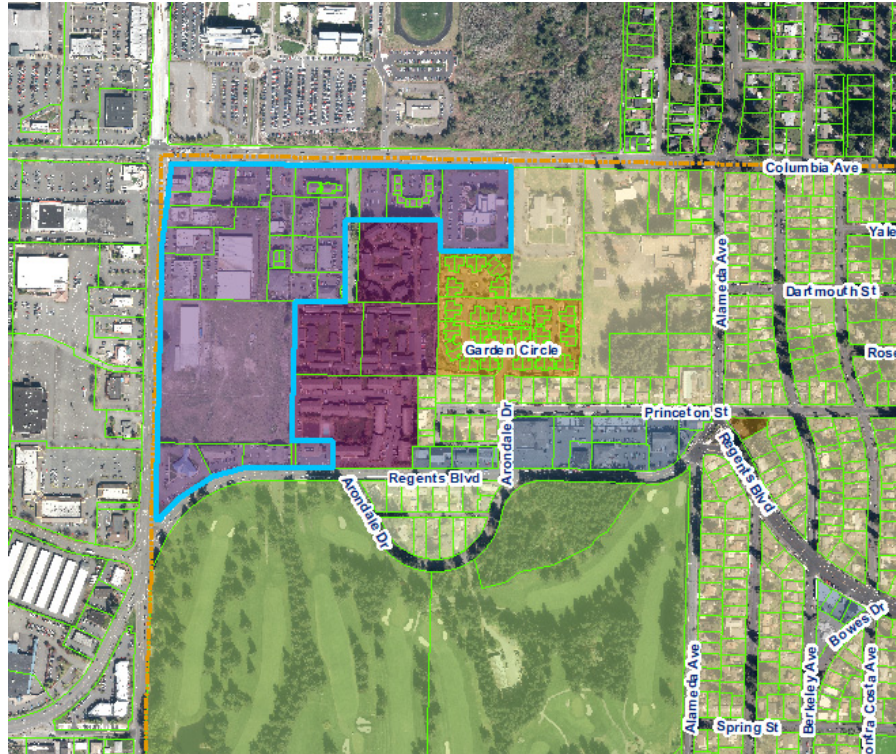
Residential-4-Conservation – FMC 22.34.005

Proposal: ***Amend the development standards section*** replacing the term family group home and public or quasi-public building with “other uses” and increase maximum height from 35 feet to 45 feet for other uses.
Pg. 7-8

Objective: Clarify implementation and provide more flexibility for potential projects

Discussion: Using the term “Other Uses” is a more inclusive term. Increasing the maximum height is beneficial, as any development will need to go vertical instead of horizontal to address the steep slopes, wetlands, and significant trees.

Commercial Mixed Use – FMC 22.34



CMU Permitted Uses – FMC 22.50.002

Proposal: ***Amend section*** to allow (1) microbeverage
Pg. 14 production facility and (2) assisted living facility

Objective: Add uses that fit the CMU zone and have developer
interest

Discussion: Both uses are similar to existing uses and would provide
more development options. Will clarify microbeverage is
allowed. A major desire we hear from residents is to stay in
the community as they age.

CMU Conditional Uses – FMC 22.50.004

Proposal: ***Amend section*** to remove (1) vehicle repair facilities
Pg. 16 and (2) indoor mini storage or mini warehouse facilities

Objective: Prohibit uses that do not fit with the goal and purpose of the CMU zone

Discussion: When code adopted (2000) both were included to address specific interests. Those no longer apply. Neither fit with the vision of the area nor provide large economic returns.

CMU Light Industrial Uses – FMC 22.50.006

Proposal: **Amend sections** (FMC 22.50.004 & .006) to move
Pg. 16-17 light industrial uses from a conditional use to an
administrative use

Objective: To streamline permit process

Discussion: Uses permitted are small-scale with minimal impact. Would
still require a staff level review with notice, but would
eliminate the time and expense of a planning commission
review which can dissuade potential businesses.

CMU Liquor Performance Standards – FMC 22.58.029

Proposal: **Amend sections** (FMC 22.50.006 and 22.58.029) related to establishments serving liquor for on-premise consumption
Pg. 17-19

Objective: Apply similar performance standards to the CMU zone as the Neighborhood Commercial

Discussion: Current standards only apply to NC. Would add outdoor seating to CMU *Administrative Uses* section. The current standards would apply to the CMU except for limits on hours would be handled through the administrative use permit approval process.

CMU Drive Through Facilities – FMC 22.58.029

Proposal: ***Amend sections*** (FMC 22.50.004 & .006) to move from a conditional use to an administrative use, **amend section** (22.60.012) to provide traffic study option and **add section** (22.64.043) related to development standards
Pg. 16, 17, 19-22

Objective: Streamline permit process, provide additional options, and provide more certainty for potential developers

Discussion: Increased development standards would decrease the need for a CUP process and provide more certainty for developers. Requiring a traffic and circulation study with vehicle stacking analysis could address the concerns of stacking backup instead of an outright prohibition.

Nonconforming - FMC 22.58.023

Proposal: ***Amend section*** replacing the term “Abandonment”
Pg. 17-18 with “Vacation.”

Objective: Clarify intent and meaning as advised by legal case study

Discussion: Term *vacate* is more objective and defensible than the more subjective term *abandon*. This amendment will improve enforcement of the section.

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Next steps

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