



Duvall City Council COW Agenda

COMMITTEE OF THE WHOLE

The Committee of the Whole includes the Mayor and all City Council Members

Tuesday, **November 15, 2016** 5:30 P.M.

Riverview Educational Service Center – 15510 – 1st Ave NE

1. CALL TO ORDER		
2. ITEM	<p>a. Good of the Order – 10 minutes</p> <p>b. R20 Implementation Update – 15 minutes</p> <p>c. Development Update – 10 minutes</p> <p>d. Future Budget- 2018 and beyond – 30 minutes</p> <p>e. Future Agenda Items – 5 minutes</p> <p><u>Written Reports:</u> None</p>	<p>L. Thomas, Planning Goal: <i>Presentation</i></p> <p>B. Benson, Public Works Goal: <i>Presentation</i></p> <p>Council Goal: <i>Discussion</i></p> <p>Council Goal: <i>Discussion</i></p> <p><u>Submitted by:</u></p>



Small Town. Real Life.

To: Planning Commission and City Council

From: Troy Davis, Senior Planner

Date: November 9, 2016

Re: Amendments to Ordinance 1195 (2015 Comprehensive Plan Update Code Amendments)

On May 25, 2016 the Planning Commission, after conducting an open-record public hearing, voted to recommend approval of Ordinance 1195, which would amend the City's Unified Development Regulations to implement and codify two new land-use designations in the City's 2015 Comprehensive Plan: Residential 20 Units per Acre (R20) and Parks and Open Space (PO).

After holding its own open-record public hearing, the City Council concurred with the Planning Commission's recommendation and adopted Ordinance 1195 on June 7, 2016.

While the ordinance established two new zoning classifications within Title 14 of the Duvall Municipal Code, the ordinance didn't tie the new zoning classifications to other applicable code sections of Title 14 such as Definitions (Chapter 14.06) Design Guidelines (Chapter 14.34), Landscaping (Chapter 14.38), and Additional Development Standards (Chapter 14.64), where standards are referenced to specific zoning categories.

This proposed amendment to Ordinance 1195 corrects the original oversight to amending Title 14 and ties the applicable regulations throughout Title 14 to the new zoning classifications of R20 and PO. As other polices are amended in 2017 including but not limited to; sensitive area, tree protection, landscape, etc. R20 and PO may be amended.

Where we're at in the process:

Completed

- ✓ First Draft
- ✓ Sent for Commerce Review
- ✓ Planning Commission Workshop (11/09/16)

In Process

- Second Draft
- SEPA
- Third Draft
- PC Public Hearing
- CC Public Hearing

Adoption

CITY OF DUVALL
WASHINGTON
ORDINANCE NO. [insert number]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, AMENDING VARIOUS ORDINANCES AS CODIFIED IN DUVALL MUNICIPAL CODE (DMC) TITLE 14 “UNIFIED DEVELOPMENT REGULATIONS,” TO FURTHER UPDATE THE CITY’S DEVELOPMENT REGULATIONS FOR COMPLIANCE WITH THE CITY’S 2015 COMPREHENSIVE PLAN.

WHEREAS, the State Growth Management Act (RCW Chapter 36.70A) requires that all comprehensive land use plans and development regulations shall be subject to continuing review and evaluation by the city that adopted them; and

WHEREAS, the Growth Management Act also requires that cities take legislative action to review and, if needed, revise their comprehensive land use plans and development regulations to ensure the plan and regulations comply with the requirements of the Act; and

WHEREAS, the City Council of the City of Duvall adopted a Comprehensive Plan on May 3, 2016; and

WHEREAS, on June 7, 2016 the City Council adopted Ordinance 1195 which updated the Unified Development Regulations (UDR) to ensure consistency with the 2015 Comprehensive Plan, by amending Duvall Municipal Code (DMC) Table 14.10.010.A to include two new zoning designations: Multifamily Residential (R-20) and Parks and Open Space (PO); adding a new Chapter 14.16 to establish the purpose, permitted uses, accessory uses, conditional uses, and development standards within the Multi-Family Residential (R20) Zoning District; and adding a new Chapter 14.31 to establish the purpose, permitted uses, accessory uses, conditional uses, and development standards of the Parks and Open Space Zoning District; and

WHEREAS, additional amendments are needed in Title 14 to ensure other applicable regulations are applied to the new Multifamily Residential (R-20) and Parks and Open Space (PO) zones; and

WHEREAS, the City completed the environmental review of the proposed UDR amendments and issued a Determination of Non-Significance (DNS) on [insert date]; and

WHEREAS, the 60-Day Review Notice for the proposed UDR amendments was sent to the Washington State Department of Commerce on [insert date] and no comments were received; and

WHEREAS, the City of Duvall Planning Commission held a public hearing on [insert date], to review the proposed UDR amendments; and

WHEREAS, on [insert date], the Planning Commission voted to recommended approval of the proposed UDR amendments to the Duvall City Council; and

WHEREAS, the Duvall City Council held a Public Hearing on the proposed UDR amendments on [insert date];

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. DMC Chapter 14.06, “Definitions,” Amended. Ord. Ord. No. 1148, § 1 Exh. A, 3-14-2013, as codified in DMC Section 14.06.030, is hereby amended to read as follows:

“Community Residential Facility” means living quarters meeting applicable Federal and State standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation, and medical supervision but excluding drug and alcohol detoxification. The number of occupants shall not exceed the occupant load of the structure as determined by the latest adopted version of the International Building Code.

Section 2. DMC Chapter 14.34, “Design Guidelines,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Section 14.34.040.A.2.b, is hereby amended to read as follows:

Secondary pedestrian corridor are those streets in Old Town Mixed Use (OT), Midtown (MT), Uptown (UT-1), eCommercial (CO), Riverside Village (RIV), ~~Mixed Use~~ 12 (MU12), Multi-Family Residential (R20), and Mixed Use Institutional (MUI) zoning districts that are not designated primary pedestrian corridors (see Figures 14.34.7 and 14.34.8) but that are intended for pedestrian activity at a lesser scale than that occurs on primary pedestrian corridors.

Section 3. DMC Chapter 14.34, “Design Guidelines,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Section 14.34.050.A, is hereby amended to read as follows:

Residential Developments. The following standards apply to residential buildings in the R4—R20+2, and MU12 zoning districts.

Section 4. DMC Chapter 14.34, “Design Guidelines,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Section 14.34.050.A.3.b, is hereby amended to read as follows:

Where small lot development in the R12, R20, and MU12 zones makes variation in setbacks impractical, porches, stoops, and window projections shall be used to provide modulation and visual interest to the front facade of individual homes. These elements, in conjunction with landscaping, shall be designed to maintain visual and functional consistency along the street.

Section 5. DMC Chapter 14.38, “Landscaping Standards,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Section 14.38.060.A, is hereby amended to read as follows:

Landscaping percentage minimum requirements are as follows:

Zoning District	Minimum Landscape Percentage
R4, R4.5, R6, R8	No specific requirement; areas not impervious to be landscaped; see impervious surface limitations in Chapter 14.12
R12, R20	25 percent
MT, CO	25 percent; 20 percent if 50 percent of building is abutting public right-of-way
MU12, MU-I	25 percent; 20 percent if 50 percent of building is abutting public right-of-way
LI	25 percent; 20 percent if 50 percent of building is abutting public right-of-way
PF	25 percent; 20 percent if 50 percent of building is abutting public right-of-way
PO	75 percent

Section 6. DMC Chapter 14.38, “Landscaping Standards,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Table 14.38.100.A, is hereby amended to read as follows:

Table 14.38.100.A

Zoning District	R4	R4.5	R6	R8	R12	R20	MU12
UT-1st	NA	NA	NA	10 feet ¹	NA	NA	NA
MU12 ²	10 feet ²	10 feet ²	10 feet ²	10 feet ²	10 feet ²	NA	NA
MT	15 feet	15 feet	20 feet/ 10 feet ³				
CO, MU-I	15 feet	15 feet	20 feet/ 10 feet ³				
LI	20 feet	20 feet	20 feet/ 10 feet ³				
PF	20 feet	20 feet	20 feet				
PO	20 feet						

Section 7. DMC Chapter 14.64, “Additional Development Standards,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Section 14.64.190.A, is hereby amended to read as follows:

Excavated or surface type swimming pools may be installed for private or communal residential use in the, R4—R8, UT-1st, MU12, ~~and~~ R12, ~~and~~ R20 zoning districts.

Section 8. DMC Chapter 14.64, “Additional Development Standards,” Amended. Ord. 1056 § 1 Exh. A (part), 2007, as codified in DMC Section 14.64.240, is hereby amended to read as follows:

The purpose of this section is to establish open space requirements in residential zone districts. These standards shall apply to the R4, R4.5, R6, R8, R12, R20, and MU12 (ground floor residential portion of the site).