

Development Code Update Status Report

City Council Study Session
October 13, 2015



Development Services
Planning Division



Development Code Update Status Report

Presentation

- Background
- Status
 - Challenges
 - Progress
- What's next?

Background

Status

- Challenges
- Progress

What's next?

Why Update?

- Conflicts
- Lack of clarity
- Not fully consistent with current laws/court cases
- Missing information
- Problematic standards

Priority for City Council

Background

Status

- Challenges
- Progress

What's next?

What should the Code Update aim for?

(Planning Board Recommendation)

Principles

- Consistency with current state laws
- Consistency with Edmonds Comprehensive Plan
- Predictability
- Some flexibility
- Recognition of property rights
- Clear, user-friendly language and format
- Enforceability

Background

Status

- Challenges
- Progress

What's next?

What should the Code Update aim for?

(Planning Board Recommendation)

Objectives

- Ensuring reasonable and clear processes for all actions
- Providing expanded and up-to-date definitions
- Encouragement of appropriate development
- Protection of critical areas and shorelines
- Recognition of diverse neighborhoods and their characteristics
- Encouragement of:
 - Pedestrian-friendly and bicycle-friendly access
 - Low-impact stormwater management (consistent with Ecology rules)

Background

Status

- Challenges
- Progress

What's next?

Highlights of Early Progress

- Legal consultant
- Planning Consultant
- Stakeholder interviews
- Staff input
- "Gap" analysis
- Open House events
- City webpage



Background

Status

- Challenges
- Progress

What's next?

Key "Gap" Findings

- Overlaps, conflicts, confusing organization
- Unclear language
- Lack of completeness for some topics
- Imprecision on design standards and review process
- Inconsistent, uncertain, or incomplete definitions, roles, and procedures
- Need for integrating stormwater management objectives and techniques

Background

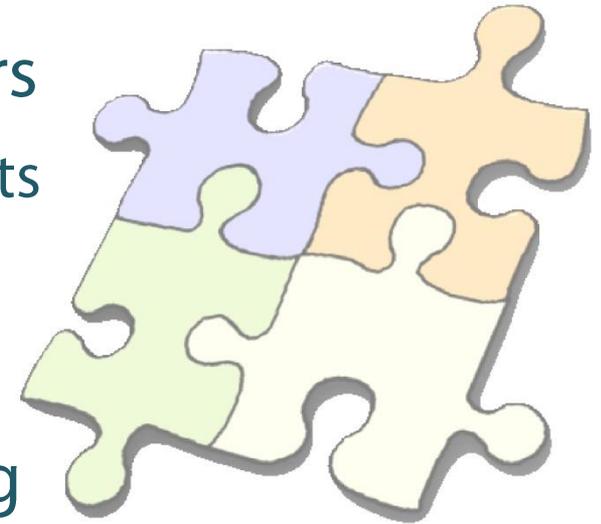
Status

- Challenges
- Progress

What's next?

Challenges in updating existing code

- Not comprehensively updated for many years
 - Piecemeal amendments
- Organization problematic
- Numerous overlapping issues
- Evolving court cases and state guidance
- *Time*



Background

Status

- Challenges
- Progress

What's next?

Highlights of Recent Process

- Research and comparisons
- Simultaneous code updates, e.g.
 - Misc. minor amendments
 - Critical areas
- Technical issues
- State guidance
- Preliminary drafting

Background

Status

- Challenges
- Progress

What's next?

Current code update topics

- Critical Areas
- Subdivisions
- PRDs
- Permit process
- Administrative procedures
- Definitions
- Design review
- Signs



Background

Status

- Challenges
- Progress

What's next?

What about stormwater?

- Many facets
- Not just matter of adopting Ecology manual
- Consultants working with staff on new stormwater chapter, plus other chapters



Background

Status

- Challenges
- Progress

What's next?

Next Steps

- Refinement of 1st set of draft regulations
- Consultation with City attorney
- Beginning of public review (1st set)
- Detail and drafting for 2nd set of draft regulations
- Public review for 2nd set of draft regulations

Background

Status

- Challenges
- Progress

What's next?

Next Set of Code Update Topics

- Trees
- Rights of way
 - Street standards
 - Sidewalk standards
 - ROW uses, etc.
- Bicycle facilities
- On-site parking
- Accessory dwellings
- Multi-family design standards



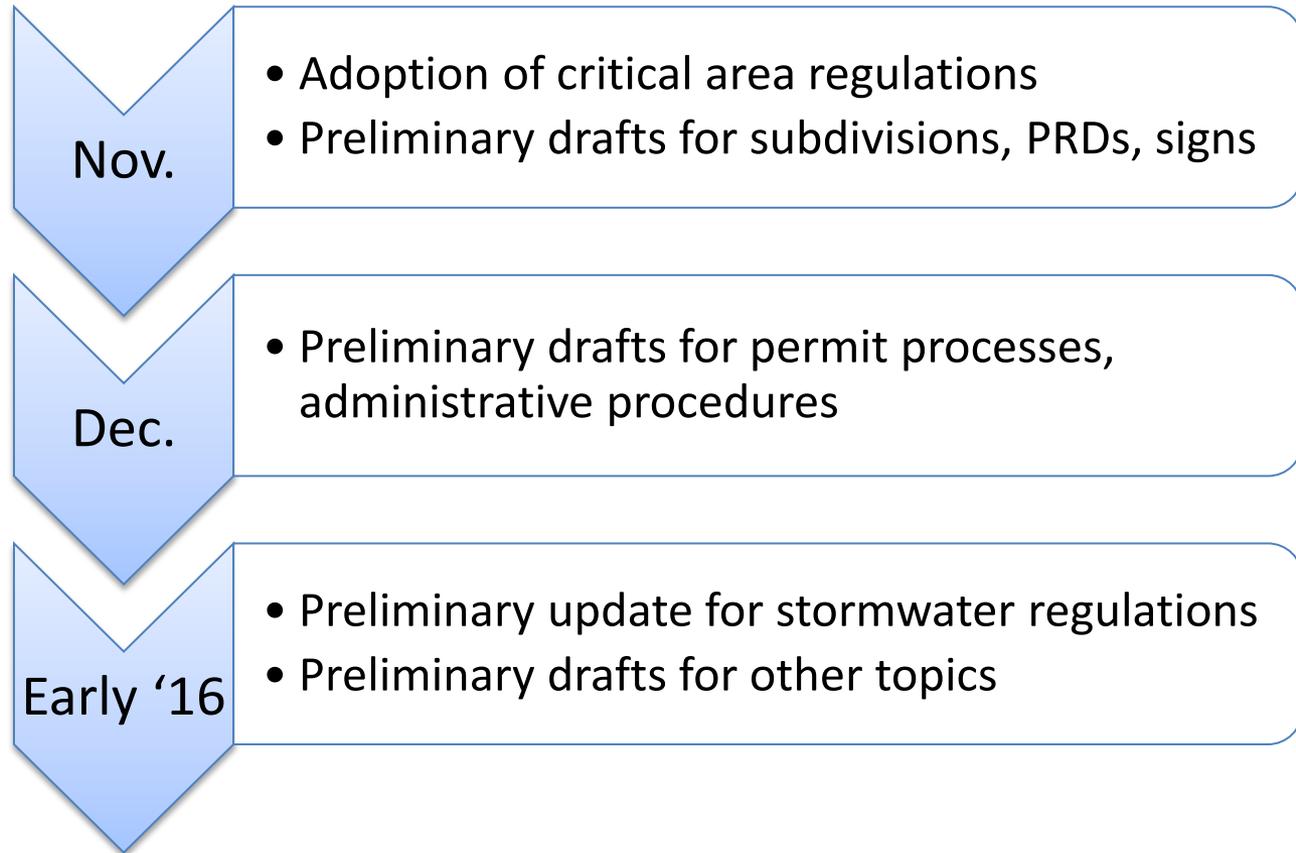
Background

Status

- Challenges
- Progress

What's next?

Estimated Timeframe



Development Code Update Status Report

Questions?



Development Services
Planning Division