



City Council Study Session

AGENDA

April 13, 2010

6:30 pm – 9:30 pm

Call to Order

Public Comment

This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.

Topics

- **Transfer of Development Rights** (60 minutes)
- **Town Center Development Regulations**
 - ✓ Town Center Infrastructure Plan (20 minutes)
 - ✓ Town Center Stormwater Master Plan (40 minutes)
 - ✓ 21B.35 – Landscaping and Irrigation (15 minutes)

Council Reports

City Manager Report

Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



Memorandum

DATE: April 7, 2010
TO: Ben Yazici, City Manager
FM: Kamuron Gurol, Community Development Director
Michael Matthias, Town Center Project Manager
RE: April 13th City Council meeting - Town Center Development Regulations

Summary

The April 13 meeting will continue with the City Council's review of the recommended Town Center Development Regulations. Those specific elements are described below.

Process and content

The specific code sections to be reviewed include:

- Town Center Infrastructure Plan
- Town Center Stormwater Master Plan
- 21B.35 Development standards - Landscaping and Irrigation

Attached to this memo is a summary sheet of the proposed development regulations, 21B.35 Landscaping and Irrigation. City Council has received copies of the Town Center Infrastructure Plan and Stormwater Master Plan in their Town Center binders. Attached also is the timeline for review through June 15, 2010 adoption date.

Please let either Michael or myself know if you have any questions, thanks!

Summary of Key Town Center Code Elements

The following document is intended to clarify to City Council the key elements of the proposed Town Center Code. The bullet points below address the approach and rationale of the code organization and notable code sections, and the relationship with Title 21A and the Town Center Plan.

Chapter 21B.35 (Development Standards – Landscaping and Irrigation)

- **Landscaping Types (21B.35.030)**: Provides updated and clarified standards from Title 21A.35 and adds standards for green roofs.
- **Tree Retention Requirements (21B.35.210)**: Adds tree retention requirements specific to the Town Center zones.
- Elements of this chapter reflect input from the Town Center Stormwater Master Plan.

TOWN CENTER DEVELOPMENT REGULATIONS/ZONING CITY COUNCIL REVIEW/ADOPTION SCHEDULE

<u>SUBJECT</u>	<u>TIMEFRAME</u>	<u>STATUS</u>	<u>SUBJECT</u>
Hardcopy Transmittal of Packet from PC	12-Jan-10	Completed	
City Council orientation on Comp Plan items	19-Jan-10	Completed	
Joint Meeting - Planning Commission/City Council	9-Feb-10	Completed	Opportunity for PC to explain various approaches and key decision points to City Council
Overview and discussion of process/timeline	15-Mar-10 Study Session - Tuesday (2 HOURS)		Framework of proposed Development regs
21B.05 21B.10 21B.15 21B.20			Authority Zoning and zoning map Definitions Permitted Uses
21B.25 21B.30 21B.40	6-Apr-10 Study Session - Tuesday (2 HOURS)		Density/dimensions Design standards Parking
21B.35 TC Stormwater Master Plan TC Infrastructure Plan Transfer Development Rights (TDR)	13-Apr-10 Study Session - Tuesday (2 HOURS)		Irrigation/Landscaping Note: Parks Commission has joint meeting with CC on 4/19 Will allow Parks Commission to comment on TC Infrastructure Plan and CC will have reviewed the Infrastructure Plan at 4/13 study session
21B.45 21B.75 21B.95	17-May-10 Study Session - Monday (2 HOURS)		Signage Affordable Housing Development Review
Open Public Hearing	18-May Regular Meeting - Tuesday		
Continue Public Hearing/Close Public Hearing/Deliberation	1-Jun-10 Regular Meeting		Deliberation may include review of Public Hearing comments from May 18 Public Hearing. Comments introduced at this evening's Public hearing can be reviewed at the final deliberation and adoption discussion on June 15
Adoption	15-Jun-10 Regular Meeting		Final deliberation and adoption
(denotes completed)			