



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, July 6, 2022
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Oath of Office**
- 4. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 6/1/22 Meeting**

IV. BUSINESS

V. PUBLIC HEARING

- 1. 2022 Code Updates - Claire Lust, Community Development Director**

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
June 1, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Stan Okinaka	Commissioner	Excused	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Richard Amerman	Commissioner	Present	
John Rose	Commissioner	Present	

Commissioner Flynn requested to approve Commissioner Okinaka's absence.

Late changes to the agenda - [6:31 PM](#)

No late changes to the agenda.

PUBLIC COMMENT - [6:31 PM](#)

No public comments provided.

CONSENT AGENDA - [6:32 PM](#)

Commissioner Rose moved to approve the Consent Agenda as presented, seconded by Commissioner Rightenour. Ayes all. Motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Flynn, Rightenour, Swenson, Amerman, Rose
EXCUSED:	Okinaka

1. Approval of Minutes from Wednesday, 4/6/22 Meeting

BUSINESS - [6:32 PM](#)

Community Development Director, Claire Lust gave a presentation on the Carty Road Subarea Plan. She introduced Public Works Director Brenda Howell and Sam Rubin from WSP. Ms. Lust explained that at the end of the presentation, discussion, Public Hearing and any additional discussion, staff would be asking the Planning Commission to make a recommendation to City Council regarding the Subarea Plan. She stated that the recommendation should be focused on the content of the subarea plan.

The Carty Road subarea consists of approximately 266 acres of land located directly east of the intersection of NW Hillhurst Road and S Royle Road in the Ridgefield Urban Growth Area (UGA). In 2019, several property owners within the subarea petitioned the Ridgefield City Council to consider annexation of the area adjacent to Carty Road, while other property owners and residents in the area have expressed concerns over the city's rapid growth and the loss of rural lands within and surrounding Ridgefield.

To develop a plan governing any future, owner-initiated development in the area, City Council initiated the subarea planning process in 2019. A subarea plan is a high-level plan focused on visioning, guiding principles, and recommendations for code language. It allows a neighborhood to work together to establish unique guidance for potential future development, rather than defaulting to the basic development standards that would apply anywhere else in the City. It asks, "What happens if my neighbor or I decide to annex and develop?" The intent of the Carty Road subarea plan is to establish future land uses, identify the appropriate intensity of future development, and identify required transportation and utility infrastructure improvements based on community outreach and planning analysis.

The development and adoption of a subarea plan is a different process from annexation. In the case of the requested annexations within the Carty Road area, City Council decided to delay further consideration until a subarea plan is adopted. Upon adoption, City Council may resume discussion of annexation.

Discussion occurred regarding whether all of the original annexation requests are still on hold or whether any of them have been withdrawn and what amount of acreage those requests represent. Per Ms. Lust all requests are still active, but have been placed on hold.

Discussion occurred regarding the proposed trail network.

Discussion occurred on what plan the Planning Commission would be voting on to recommend to council. Per Ms. Lust, the Preferred Alternative Plan is what would be passed with the Subarea Plan.

PUBLIC HEARING

1. Carty Road Subarea Plan - [7:04 PM](#)

PUBLIC HEARING OPENED AT 7:04 PM

Rich Young: 2307 NW Carty Rd. Mr. Young advised that he submitted a petition to annex three (3) years ago. He doesn't understand how the Preferred Plan was established. He discussed the amount of critical areas in the Carty Rd area.

Dave Tanner: 24510 NW 24th Ave. Mr. Tanner questioned how the selection process had changed from approximately 36 acres being annexed to 256 acres. He would like further clarification on the annexation process.

Betsy Heidgerken: 23801 NW 30th Ct. Ms. Heidgerken addressed the issue of trails and the eighty (80') foot right of way. She is not in favor of large development.

Roger Green: 2424, 2620, 2712 NW Carty Rd. & 24408 NW 24th Mr. Green discussed the trails and Gee Creek. He stated that his grandchildren cannot go from his property to the middle school. He discussed the proposed location of the pumping station.

Johnny Simons: 2309 NW Carty Rd. Mr. Simons has questions regarding the eighty (80') foot right of way.

PUBLIC HEARING CLOSED AT 7:20 PM

Ms. Lust provided clarification on the proposed eighty (80') foot right of way.

Discussion occurred regarding what the Planning Commission would be voting on either for or against.

Discussion occurred regarding whether City Council will only be looking at the Preferred Alternative with RLD-4 zoning or is it possible that they could be looking at alternative plans.

Discussion occurred regarding Gee Creek and whether or not a landowner would be required to have a trail in their backyard.

Discussion occurred regarding whether there is anything in the standards that would require a security buffer between public trails and private property.

Discussion occurred on code writing.

Discussion occurred on the trail systems being parallel to the streets.

Discussion occurred further clarifying the annexation process.

Commissioner Amerman moved to approve the plan with the stipulation that the original plan for the trails, with consideration of some of the changes with trails along roads.

Discussion occurred regarding the trails and what the stakeholders in the area would prefer.

Commissioner Flynn stated that he would vote no to Commissioner Amerman's motion. Commissioner Flynn moved to recommend the plan, along with the notes Ms. Lust has taken to make sure the issues are addressed.

Discussion occurred regarding City Council not allowing annexations unless there is a Subarea Plan in place.

Discussion occurred regarding road improvements.

Discussion occurred that there cannot be two motions at the same time.

Commissioner Flynn asked if there is a second to Commissioner Amerman's motion. There was no second.

Commission Flynn moved to recommend the revised plan that was put together with community input in April 2022. Commissioner Rose seconded.

Three ayes, two nays. Motion passed.

RESULT:	ADOPTED [3 TO 2]
AYES:	Flynn, Swenson, Rose
NAYS:	Rightenour, Amerman
EXCUSED:	Okinaka

STAFF REPORTS - [7:55 PM](#)

Ms. Lust thanked the Planning Commission and members of the public that testified.

Community Development has a new Planner II, Shana Lazzarini.

Mike Curtis has been promoted to Building Official from Plans Examiner.

The City is organizing a combined Parks Board, Planning Commission & City Council tour in June.

FROM THE COMMISSION - [7:59 PM](#)

Commissioner Rose attended the Clark College groundbreaking ceremony. The facility will hopefully be open for the spring quarter of 2024.

Commissioner Flynn advised that Raptors baseball is starting. He thanked the City staff and members of the public that attended.

ADJOURN - [8:00 PM](#)

Trina Siebert

Patrick Flynn

Minutes Acceptance: Minutes of Jun 1, 2022 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: July 06, 2022

ITEM:

AGENDA ITEM TITLE: 2022 Code Updates

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

SUMMARY/BACKGROUND:

Proposed amendments to the Ridgefield Development Code (RDC; Title 18 of the Ridgefield Municipal Code) covering housekeeping items and policy changes. See attached staff report and proposed text amendments.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

To recommend approval, a commissioner may make the following motion:

“I move to recommend approval of the 2022 Ridgefield Development Code amendments as presented/as modified.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: July 2022 RDC Amendments_Staff Report_PC (PDF)
Attachment A - July 2022 Ridgefield Development Code Text
Amendments (PDF)



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Amendments to Title 18 of the Ridgefield Municipal Code Planning Commission Staff Report July 6, 2022

BACKGROUND

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

DISCUSSION

Types of Amendments

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, minor policy changes, and major policy changes related to land division:

1. Housekeeping items: address clerical errors and clarify existing code language without substantive changes to the content.
2. Minor policy changes: add or modify content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.
3. Major policy changes: introduce new or significantly altered processes or strategies to implement the RUACP.

Summary of Changes

The following table summarized the proposed changes; full text amendments are in Attachment A.

Housekeeping items:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
18.100.010 – “A” definitions	Clarify list of accessory structure examples and remove standards from definition.
18.205.030 – Uses - Limitations	Correct erroneous code references.

18.210.110 – Residential Low Density Districts – Fences and Walls	
18.715.070 – Exterior Lighting – Submittals	
18.740.060 – Fences and Walls – enforcement	
18.235.060.J – Special provisions for the RMUO – Open space requirements	Correct subsection numbering.
18.240.060.A – Employment Districts – Site and building design	Clarify language around what structures and uses need to be screened on an Employment site.
18.550.070 – Binding Site Plan – Allowance of bond for public improvements prior to approval of final binding site plan	Cross-reference new, detailed bonding and enforcement language proposed in RDC 18.401.120.
18.610.060 – Short Plats – Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final short plat	
18.615.060 – Large Lot Plats – Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final large lot plat	
18.620.070 – Preliminary plat – Allowance of bond in lieu of actual improvements prior to approval of final plat.	

18.610.060 - Short Plats – Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final short plat	Correct required bond amount.
18.615.060 - Large Lot Plats - Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final large lot plat	
18.720.030 - Off-street Parking and Loading - Number of spaces required	Clarify language around additional vs. alternative parking stall provisions.

Minor Policy Changes:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
18.210.120 - Residential Low Density Districts – Accessory structures and dwellings	Put standards removed from accessory structure definition in existing residential accessory structure code sections. Modify certain standards to encourage accessory structure compatibility with the whole site and improve application process for applicants and reviewers.
18.220.130 - Residential Medium Density District – Accessory structures and dwellings	
18.230.055.C.1 – Commercial building design and features – mass and scale	Apply large format building design standards to all permitted buildings in the commercial zones, not just those with retail uses.
18.401.120 – Planned Unit Developments – Bonding and enforcement	Revise and consolidate codified bonding procedures to reflect current practice and improve enforcement capabilities.

18.610.010 - Short Plats – Short subdivision (plat) provisions	Make pre-application conferences optional for short plats and large lot plats.
18.615.010 - Large Lot Plats – Large lot plat provisions	
18.620.070 - Preliminary plat – Allowance of bond in lieu of actual improvements prior to approval of final plat.	Match policy to practice for which staff reviews and approves work.

Major Policy Changes:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
18.205.020 - Uses-Master use table	Disallow multifamily residential as a limited conditional use in the CNB, CCB, and E zones. As a result, no new residential uses would be permitted in commercial or employment zones without the application of a mixed-use overlay.
18.205.030 - Uses - Limitations	
18.755.060 - Erosion Control – specific requirements	Create enhanced erosion controls requirements.

PROCESS

<u>Date</u>	<u>Milestone</u>
June 22, 2022	Notice of public hearing published
July 6, 2022	Planning Commission public hearing
July 14, 2022	City Council public hearing and 1 st reading
July 28, 2022	City Council public meeting and 2 nd reading/adoption

Staff have received no public comments as of the date of this report.

MOTION

To forward a recommendation of approval of the proposed Ridgefield Development Code amendments to City Council: “I move to recommend approval of the 2022 Ridgefield Development Code amendments as presented/as modified.”

ATTACHMENTS

- A. Attachment A – July 2022 Ridgefield Development Code Text Amendments

Housekeeping Amendments		
Section	Text	Reason
8.20.020 Junk Vehicles and Automobile Hulks - Definitions	“Junk vehicle” means a junk vehicle as defined in RCW 46.55.010(4) 46.55.010(5) as now enacted or hereafter amended.	Incorrect reference.
14.03.050 Construction Administrative Code – International Fire Code - Amendments	Section 110 Violations Subsection 110.4 Violation penalties is hereby proposed to be amended by revising the text, as follows: 110.4 violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine and or imprisonment as outlined in City of Ridgefield Municipal Code Section 1.12.010 1.08.010. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Fines shall be paid to the City of Ridgefield.	Incorrect reference.
18.100.010 “A” definitions	Accessory structure. A structure that is incidental and subordinate to the principal building located on the same lot. Accessory structures are not designed for human habitation and are not synonymous with accessory dwelling units (ADU) which are governed by RDC 18.206.030. Accessory structures include, but are not limited to, garages, fences, mechanical structures, garden structures, detached decks, and stairways, tennis courts, swimming pools, greenhouses, storage buildings. In addition to the development standards set forth in RDC 18.210.120 and RDC 18.220.130, accessory structures may not exceed twenty-four feet in height. In addition to the building permit requirements, any accessory structures greater than one hundred twenty square feet in low-density residential districts shall be visually compatible with the principal building.	Remove fences from definition to avoid confusion; fences have their own standards and procedures. Clarify that decks and stairways are only accessory structures if they are detached from the primary structure. Move standards out of definition.
18.205.030 Uses - Limitations	AA. Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner. The following standards apply: 6. Unoccupied RVs may be parked off-street in any zone in parking areas meeting the requirements of RDC 18.720. In the RLD zones, RV parking is subject to the provisions of RDC 18.210.030.C.3 RDC 18.210.080.	Incorrect reference.
18.210.110	A. In addition to the provisions of Chapter 18.740, the following special provisions shall apply.	Incorrect reference.

Residential Low Density Districts – Fences and walls	1. The maximum height of fences located along a property line is six feet, subject to the sight clearance provisions of Section 2-152.16 of the city engineering standards. The maximum height of fences and walls located between the front yard building setback line and the front property line is three feet, six inches high.	
18.235.060.J Special provisions for the RMUO – Open Space Requirements	4. Open space areas shall be in high pedestrian traffic locations within the development such as along street frontages, on lot corners, along internal or external pedestrian connections, or near building entrances. Open space areas shall not be located in isolated or undevelopable space where low pedestrian traffic is anticipated. 4. 5. Open space areas must be accessible by internal and/or external pedestrian connections as required by RDC 18.230.050.D.	Numbering repeated; fix and renumber following items.
18.240.060.A Employment Districts – Site and building design	7. The following accessory structures <u>and uses</u> shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street: a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.	The items listed in 7(a) are uses, not structures.
18.550.070 Binding Site Plan – Allowance of bond for public improvements prior to approval of final binding site plan	D. The applicant shall <u>comply with the bonding requirements in RDC 18.401.120. provide the city with a maintenance bond with a two-year term valued at twenty percent of the actual construction costs, subject to review and approval by the director of public works.</u>	Reference new, detailed language proposed in RDC 18.401.120.
18.610.060 Short Plats – Allowance of bond for public improvements in lieu of actual	B. The bond or other method of security shall be subject to approval by the city engineer prior to approval of the short plat by the administrator. In no case shall the amount of the bond or other method of security be less than one hundred fifty <u>twenty</u> percent of the actual estimated cost of the improvements.	The amount is 120 percent elsewhere in the code and in practice.

construction of improvements prior to approval of final short plat	D. The applicant shall comply with the bonding requirements in RDC 18.401.120. provide the city with a maintenance bond with a two-year term valued at twenty percent of the actual construction costs, subject to review and approval by the director of public works.	Reference new, detailed language proposed in RDC 18.401.120
18.615.060 Large Lot Plats - Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final large lot plat	B. The bond or other method of security shall be subject to approval by the city engineer prior to approval of the short plat by the administrator. In no case shall the amount of the bond or other method of security be less than one hundred fifty <u>twenty</u> percent of the actual estimated cost of the improvements.	The amount is 120 percent elsewhere in the code and in practice.
	D. The applicant shall comply with the bonding requirements in RDC 18.401.120. provide the city with a maintenance bond with a two-year term valued at twenty percent of the actual construction costs, subject to review and approval by the director of public works.	Reference new, detailed language proposed in RDC 18.401.120
18.620.070 Preliminary plat – Allowance of bond in lieu of actual improvements prior to approval of final plat.	F. The applicant shall comply with the bonding requirements in RDC 18.401.120. provide the city with a maintenance bond with a two-year term valued at twenty percent of the actual construction costs, subject to review and approval by the director of public works.	Reference new, detailed language proposed in RDC 18.401.120
18.715.070 Exterior Lighting - Submittals	A. All site plan applications for development including the installation of exterior lighting fixtures shall meet the requirements of RDC 18.500.040 and demonstrate compliance with the requirements of this Chapter.	RDC 18.500.040 does not include requirements, and in fact directs the user back to the requirements in RDC 18.715.070.
18.720.030 Off-Street Parking and Loading – Number of spaces required	A. Residential, Group Residential and Temporary Lodging. All uses shall require a minimum of one space per dwelling or per unit, with the following additional <u>and alternative</u> provisions: 1. Single-family, manufactured homes and duplex dwellings: maximum of six parking spaces. For PUD subdivisions with narrow single-family lots, see RDC 18.401.075. 2. Home occupation: no minimum. 3. Community residential facility: minimum of one space per seven residents served under age of twelve; one space per five residents served, ages twelve to seventeen; one space/four residents served, ages eighteen years or older.	Some provisions listed are additional, but some are alternative.

	4. Bed and breakfast and hotel/motel: minimum of one additional space for the manager. 5. Accessory dwelling unit: one minimum, except no space is required where on-street parking is available abutting the lot. B. Retail/Service. All uses shall require a minimum of one space per three hundred fifty square feet of gross floor area, with the following additional <u>and alternative</u> provisions: 1. General retail trade/services: Maximum of one space per two hundred square feet of gross floor area. 2. Retail stores and outlets selling bulky items, such as furniture, appliances, etc; minimum of one space per four hundred square feet of gross floor area; maximum of one space per three hundred square feet. 3. Motor vehicle related uses: minimum of one space per seven hundred fifty square feet of gross floor area. 4. Eating and drinking establishments: minimum of one space per two hundred square feet of gross floor area. 5. Daycare facilities: minimum of one space per two hundred square feet of gross floor area 6. Funeral home, crematory: minimum of one space per four hundred square feet of floor area. 7. Veterinary clinic and hospital: minimum of one space per two hundred square feet of gross floor area. 8. Electric vehicle infrastructure: no minimum. C. Employment. All uses shall require a minimum of one space per seven hundred fifty square feet of gross floor area, with the following additional <u>and alternative</u> provisions: 1. General office: minimum of one space per three hundred square feet of gross floor area; maximum of one space per two hundred square feet.	
--	--	--

	2. Research and development: minimum of one space per six hundred feet of gross floor area. 3. Light manufacturing: minimum of one space per five hundred square feet of gross floor area. 4. Warehousing: minimum of one space per two thousand square feet of gross floor area. 5. Freight/cargo movement and storage: minimum of one space per two thousand square feet of gross floor area. D. Entertainment and Recreation. All uses shall require a minimum of one space per four hundred square feet of gross floor area, with the following additional <u>alternative</u> provisions: 1. Indoor entertainment: bowling alleys shall have a minimum of five spaces per lane, or one space per four hundred square feet, whichever is less. 2. Outdoor performance center: minimum of one space per four seats or eight feet of bench length, or one space per four hundred square feet, whichever is less. 3. Parks and trails: to be determined by the public works director. E. Education and Culture. All uses shall require a minimum of one space per two hundred square feet of gross floor area, with the following additional <u>alternative</u> provisions: 1. Elementary and middle schools: minimum of one space per employee, teacher or staff plus one space per fifteen students. 2. High school: minimum of one space per employee, teacher or staff plus one space per ten students. 3. Cultural institutions: minimum of one space per four hundred square feet of gross floor area. 4. Conference center: minimum of one space per four persons maximum occupancy load.	
18.740.060 Fences and Walls - Enforcement	The provisions of this chapter are enforceable pursuant to Chapter 18.390 <u>18.395</u> .	Incorrect reference.

Minor Policy Changes		
Section	Text	Reason
18.210.120 Residential Low Density Districts – Accessory structures and dwellings	A. Accessory structures and dwellings must meet the lot requirements and dimensional standards in RDC 18.210.030 with the following exceptions: 1. <u>Garages Height.</u> a. Detached garages <u>Accessory structures</u> shall not exceed <u>the lesser of</u> eighteen feet in height <u>or the height of the primary structure.</u> b. See RDC Chapter 18.206 for other garage standards. 2. One uninhabited freestanding structure less than ten feet high and 200 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback, provided: a. The structure shall retain a fire separation distance as specified in adopted building codes. b. The structure shall be set back at least five feet farther than the house from any street if the structure is located in the side yard. <u>2. Setbacks.</u> <u>a. One uninhabited freestanding structure up to ten feet high and 120 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback, provided:</u> <u>i. The structure shall be located a minimum of three feet from property lines with eaves no greater than twelve inches.</u> <u>ii. The structure shall retain a five-foot fire separation distance from other structures as specified in adopted building codes.</u> <u>iii. The structures shall be setback at least five feet farther than the front façade of the house if the structure is located in the side yard. For corner lots, the structure shall be set back a minimum of ten feet farther than the front façade of the house on the street side, or outside of the Sight Obstruction</u>	Put standards removed from accessory structure definition in existing residential accessory structure code sections. Modify certain standards to encourage accessory structure compatibility with the whole site and improve application process for applicants and reviewers.

	<u>area pursuant to Section 2.16 of the Engineering Standards.</u> <u>B. Accessory structures greater than 120 square feet shall be visually compatible with the primary structure.</u> <u>BC.</u> Accessory structures and dwellings are only permitted as accessory uses to a primary use, and must be located on the same parcel as the primary use. <u>CD.</u> Accessory dwellings <u>units</u> are further regulated by RDC <u>18.205.020, RDC 18.205.030 and RDC 18.206.030.</u>	
<u>18.220.130</u> Residential Medium Density District – Accessory structures and dwellings	A. Accessory structures must meet the dimensional standards in RDC 18.220.030, <u>with the exceptions in RDC 18.210.120.</u> 1. Detached garages shall not exceed eighteen feet in height. Multistory parking structures are exempt from this the eighteen-foot maximum height requirement <u>in RDC 18.210.120.</u> <u>B. Accessory structures greater than 120 square feet shall be visually compatible with the primary structure.</u> <u>BC.</u> Accessory structures are only permitted as accessories to primary dwelling units <u>accessory uses to a primary use and must be located on the same parcel as the primary use.</u> <u>CD.</u> Accessory Dwellings. See RDC 18.205.020, Master Use Table, and RDC 18.205.030, Limitations. <u>Accessory dwelling units are regulated by RDC 18.205.020, RDC 18.205.030, and RDC 18.206.030.</u>	
<u>18.230.055.C.1</u> Commercial building design and features – Mass and scale	e. Additional standards for large format uses in any zone. Individual retail uses with at least fifty thousand square feet of gross floor area or a façade greater than one hundred fifty feet in width shall provide: i. Prominent entry. The building front shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors. ii. Roofline modulation. The minimum vertical dimension of roofline modulation is the greater of six feet or 0.3 multiplied by the wall height (finish grade to top of the wall). iii. Façades wider than three hundred feet shall incorporate at least two entry/articulation features (if there is only	Apply large format building design standards to all permitted buildings in the commercial zones, not just those with retail uses.

	one entry, the second feature may be less prominent).	
18.401.120 Planned Unit Developments – Bonding and enforcement	A. No final PUD, or a phase thereof, shall be implemented until the applicant files with the planning director a bond approved by the city, executed by a surety company authorized to do business in the state, or other equivalent security approved by the city attorney, in an amount equal to the city engineer's estimate of the cost of all public improvements, improvements made in the common open space, utilities and all landscaping portions of the final PUD, conditioned upon the permittee's completion of such portions of the project according to the approved final PUD and provisions of this chapter, and, in addition, providing that no change, extension of time, alteration or addition to the project will in any way affect the obligation on the bond. Such bond, or an additional bond or other equivalent security, shall also be conditioned upon full restoration of the site in the event that grading, clearing or any other site preparation or work is begun and abandoned, and in the determination of the city, it will better serve the public health, welfare and safety to restore the site rather than to require completion of public improvements, utilities and landscaping. BA. <u>Before</u> <u>Prior to final</u> acceptance by the city of any <u>public</u> improvements, the developer shall file a warranty bond or other suitable security in a form approved by the city attorney and in an amount to be determined approved by the city engineer, <u>but no less than twenty percent of the cost of all public and private improvements</u>, guaranteeing the repair or replacement of any improvement which proves defective within a minimum two-year time period after final acceptance of the improvements by the city. The city shall withhold acceptance of the <u>public</u> improvements until any required security for completion is filed. <u>1. Private improvements under this subsection are defined as any improvements that are to be maintained by future lot owners in common.</u> C. Prior to the issuance of any building permit, the developer shall furnish a performance bond to the city equal to a minimum of one hundred fifty percent of the cost of installation of the approved landscaping, such bond to be maintained until all landscaping is completed. A bond shall be provided for the maintenance of such landscaping for a period of three	Revise and consolidate codified bonding procedures to reflect current practice and improve enforcement capabilities. Re-letter sections.

	years thereafter. Such landscaping maintenance bond may be waived if another acceptable maintenance arrangement is ensured, such as mandated responsibility by homeowners' association or through condominium bylaws. D.B. If the PUD is to be developed in stages, sureties required by this subsection shall be required for the complete each phase prior to final acceptance of any public improvement constructed as part of that phase. E.C. The city may enforce the bonds or other security required by this section according to their terms, pursuant to any and all legal and equitable remedies. In addition, any bond or other security filed pursuant to this section shall be subject to enforcement in the following manner: 1. In the event the improvements are not completed as required, or warranty is not performed satisfactorily, the city engineer shall notify the property owner <u>developer</u> and the guarantor in writing which shall set forth the specific defects which must be remedied or repaired and shall state a specific time by which such shall be completed. 2. In the event repairs or warranty are not completed as specified in the notice referred to in subsection (E)(1) of this section by the specified time, the city may proceed to repair the defect or perform the warranty by other force account, using city forces, or by private contractor. Upon completion of the repairs or maintenance, the cost thereof, plus interest at twelve percent per annum, shall be due and owing to the city from the owner and grantor <u>developer and guarantor</u> as joint and several obligation. In event the city is required to bring suit to enforce maintenance, the developer shall be responsible for any costs and attorneys' fees incurred by the city as a result of the action.	
18.610.010 Short Plats – Short subdivision (plat) provisions	B. Administration and application. 1. Pre-application review is <u>may be</u> required.	Per RDC 18.310.030.B, pre-application review is required for some types of Type II applications. Per 18.610 and 18.615, preliminary short plat and preliminary large lot plat require pre-app review. In practice, requiring a pre-app for short plats is discretionary based on the complexity of the project. Large lot plats similarly can be simple to the
18.615.010 Large Lot Plats – Large lot plat provisions	C. Administration and application. 1. Pre-application review is <u>may be</u> required.	

		point that requiring a pre-app is disproportionate.
18.620.070 Preliminary plat – Allowance of bond in lieu of actual improvements prior to approval of final plat.	A. As an alternative to construction of required public improvements prior to final plat approval, the subdivider shall provide a surety bond or other secure method acceptable to the city council <u>finance director</u> which provides for and secures the city the actual construction of the public improvements.	Match policy to practice for which staff reviews and approves work.
	C. An application for use of a surety bond or other method of security shall be made to the city clerk-engineer and shall describe the method of security to be provided and the estimated cost of the required improvements. The application including the estimated cost of improvements and the general terms of the security agreement shall be subject to review and approval by the city clerk-engineer who shall notify the subdivider of tentative approval or rejection of the application within fourteen days after its filing.	
	E. After tentative approval of an application has been given by the city clerk-engineer as provided in subsection C of this section, the subdivider shall submit the bond or other method of security to the planning-finance director for final review and recommendations thereon to the city council. The city council shall take action to accept or reject the proposed bond or other method of security prior to taking formal action on the final plat and approval.	

Major Policy Changes					
Section	Text				Reason
18.205.020 Uses- Master use table	Table 18.205.020-1				Disallow multifamily residential as a limited conditional use in the CNB, CCB, and E zones. As a result, no new residential uses would be permitted in commercial or employment zones without the application of a mixed-use overlay. In 18.205.030.W, renumber following sections.
	SPECIFIC LAND USE	CNB	CCB	E	
	Multifamily residential (RDC 18.206.070)	CL	CL	CL	
18.205.030 Uses - Limitations	W. Multifamily Residential. 1. In the CNB, CCB, and E zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.				

18.755.060 Erosion Control – Specific requirements	A. Construction Access Route. Construction vehicle access shall be limited to one route. Additional accesses must be approved by the <u>public works</u> director. Access points shall be stabilized with quarry spall or crushed rock to minimize the tracking of sediment, mud or debris onto public roads. <u>D. Stabilization Requirement for Sensitive Areas. During the period from October 15th to April 30th no soil on slopes greater than 25 percent or within 100 feet of a stream or wetland shall be exposed. Such areas shall be stabilized by vegetation and shall be seeded no later than October 1st. If the area is proposed to be paved the area may be stabilized with crushed aggregate.</u> <u>E. Maximum Disturbed Area. During the period from October 15th to April 30th. No development shall have more than two disturbed acres unless approved by the public works director in writing following a full inspection of all BMPs. Any such approval shall be revocable at the director's or designees' discretion. Multiple phases of a development are considered one development unless phases are owned by separate entities and are under construction by the different contractors.</u>	Create enhanced erosion control standards for the rainy season. Re-letter following sections after (E).
---	---	--