

2021 PLANNING DOCKET

#	Source / Status	Tasks	Proposed Timing	Estimated Hours
1	State Mandate, Initiated 2017	Code amendments to Title 14, Critical Areas. Updates are needed to comply with Ecology requirements regarding wetlands. Additional analysis per Council in 2019.	2021 Q1	40
2	GMA Consistency A. deferred from 2019 B. deferred from 2020 C. deferred from 2019-2020	Comprehensive Plan Amendments A. <i>Transportation Element</i> : Add policy and text amendments from Bike Plan adoption. B. <i>Parks, Recreation and Open Space Element</i> : Integrate PROS Plan with or as Parks Element. C. Private amendment requests see Task #18.	A – 2021 B – Defer 2022 C – Defer 2024	A – 60 + PW B – 60 + Parks C – See Task #18
3	State Mandate Initiated 2019	Buildable Lands Report (King and Snohomish). Between 2019 and 2021, counties and cities will be updating buildable lands inventories and analyses that inform new growth targets and capacity for 2024 Comprehensive Plan Update.	2021 Q2	80
4	State Mandate Initiated 2020	Growth Targets (King and Snohomish). Establishing population and employment targets that will inform the 2024 <i>Imagine Bothell...Comprehensive Plan Update.</i>	2021 Q3	160
5	State Mandate Initiated 2020	Countywide Planning Policy amendments (King and Snohomish). Revisions to reflect Vision 2050 updates that will inform the 2024 <i>Imagine Bothell...Comprehensive Plan Update.</i>	2021 Q4	80
6	Council Priority A – Initiated 2018 (grant funded thru 6/2021) B – 2020 (grant funded thru 6/2021) C – Underway D – Underway E – Housing Strategy & Commission	Housing Strategy Implementation – Work plan approved 7/2018 includes: A. Increase Short Plats from 4 lots to 9. B. Allow duplexes on corner lots in single family zones. C. Code amendment for Multi-Family Tax Exemption (MFTE) program. D. Continued implementation of 2018 Housing Strategy with an initial focus on effective ways to expand “missing middle” housing opportunities citywide; e.g. allow duplexes-fourplexes in single family areas; eliminate barriers to creating ADUs; encourage cottage housing or other attainable housing types. E. Revise regulations for micro-apartments (related to 8.A.).	A – 2021 Q1 B – 2021 Q1 C – 2021 D – 2021/22 E – 2021	A – 40 B – 40 C – 120 D – 160 E – 240

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7	Council Priority NEW	<p>Canyon Park Subarea Implementation</p> <p>A. MFTE (included in 6.C.)</p> <p>B. Obtain PSRC certification</p> <p>C. Develop a Bonus Incentive system for achieving additional FAR.</p> <p>D. Formulate a commercial linkage fee for affordable housing.</p> <p>E. Integrate street standards from new code into Design & Construction Manual.</p> <p>F. Coordinate with Sound Transit on analyzing TDR feasibility & implementing a system.</p> <p>G. Explore methods & implications for deferring certain required site improvements.</p> <p>H. Assist PW with a plan for TDM implementation.</p>	<p>A – 2021</p> <p>B – 2021</p> <p>C – 2021</p> <p>D – 2021</p> <p>E – 2021</p> <p>F – 2021</p> <p>G – Defer</p> <p>H – Defer</p>	<p>(see 6.A.)</p> <p>B – 120</p> <p>C – 240</p> <p>D – 160</p> <p>E – 40</p> <p>F – 200</p> <p>G – 80</p> <p>H – 80 + PW</p>
8	<p>Initiated 2018</p> <p>A – Housing Strategy, private request</p> <p>B – NEW</p> <p>C - Deferred</p>	<p>Downtown Subarea Plan Implementation:</p> <p>A. Remove/revise 3-story overlay in General Downtown Corridor and add affordable housing overlay (related to 6.E.)</p> <p>B. Nominate downtown subarea as a “Candidate Countywide Center” for King County CPPs and transportation funding</p> <p>C. Parking requirements related to outcome of parking management plan or Phase 2 study (not funded).</p>	<p>A – 2021</p> <p>B – 2021 (Due Q3)</p> <p>C – Defer pending scope review & funding.</p>	<p>A – 240</p> <p>B – 240</p> <p>C – 80</p>
9	Initiated 2019	<p>Northshore School District Impact Fee Collection – District requesting City collect school impact fees.</p>	2021	120
10	<p>A - NEW</p> <p>B – Initiated 2020 (Planning Commission)</p> <p>C – Initiated 2016, Deferred)</p> <p>D – Initiated 2020 (Planning Commission)</p> <p>E – Initiated 2020/21 (staff)</p>	<p>Code Amendments</p> <p>A. Amend 2020 residential parking reductions to increase radius to ½ mile for market rate housing & include mandatory affordability provision if possible.</p> <p>B. Assess steps needed to participate in King and Snohomish County transfer of development rights (TDR) programs.</p> <p>C. Code amendments to Title 12 for consistency with state regulations regarding “Residential Care Facility”.</p> <p>D. Incentivize solar power and include other sustainable practices in building and development regulations.</p> <p>E. Housekeeping amendments:</p> <ol style="list-style-type: none"> 1. Title 15 – clarify plat requirements regarding recorded easements and other encumbrances (NEW) 2. Title 20 – clarify exemption for structures <200 sq ft (NEW) 3. Add exemption to outdoor space code amendments (NEW) 	<p>A – 2021</p> <p>B – 2021</p> <p>C – Defer</p> <p>D – Defer</p> <p>E – As time allows</p>	<p>A – 80</p> <p>B – 40</p> <p>C – 100</p> <p>D – 200</p> <p>E – 240</p>

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		<ol style="list-style-type: none"> 4. Title 14 – match SEPA exemption to new short plat threshold (NEW) 5. Correct outdated references 6. Review minimum 800’ floor area requirement in Lower Maywood Special District – may prohibit smaller ADUs (12.54.020(B)) 7. Clarify lighting standards within public ROW – refer to PW Standards (12.14.240) 8. Improve visibility of building addresses – current 12” limitation difficult for emergency responders (12.22) 9. Combine/clarify ‘building coverage’ definitions (11.02) 10. Review ham radio operator regulations for consistency w/fed regs – requires CUP for any antenna (12.06) 11. Review HVAC screening requirements – modern equipment much smaller (12.14) 12. PW (processing only) 		
			12 – 2021 Q1	(see 6.A)
11	<p>A – NEW</p> <p>B – NEW</p> <p>C – Initiated 2019, deferred</p>	<p>Amend the Shoreline Master Program</p> <p>A. Update SMP to reflect 2020 FEMA amendments for flood plains.</p> <p>B. Streamline recommendations from stormwater plan analysis.</p> <p>C. Buffer enhancement incentives – review current provisions allowing reduction of standard buffer width in exchange for buffer enhancement.</p>	<p>A – 2021</p> <p>B – 2021</p> <p>C – 2022</p>	<p>A – 40</p> <p>B – 40</p> <p>C – 160</p>
12	NEW – Council 2021	*Increase tree protections – review and potentially update protections citywide for significant trees.	*Defer to 2022 and initiate task in 2021 if time allows.	
13	NEW – Council 2021	*Gateway design regulations – consider plan and/or code amendments to strengthen development regulations for gateway sites.	*Defer to 2022 and initiate task in 2021 if time allows.	
14	Initiated 2019, deferred	Update Planned Action EIS capacity analysis for Downtown Subarea.	Defer	160 + Consultant
15	Initiated 2019, deferred	<p>Comprehensive Plan and Code amendments regarding private streets – Seeking policy direction on private streets.</p> <p>A. Policy direction from Council</p> <p>B. Comp plan and code amendments</p>	<p>A – Defer</p> <p>B – Defer</p>	<p>A – 80</p> <p>B – 160</p>
16	Initiated 2018, deferred	Sign Code amendments per US Supreme Court ruling (Reed v Town of Gilbert). This concerns regulation of signs based on content	Defer	240 + Legal

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		and review of City's regulations for compliance with Court decision.		
17	Initiated 2018, deferred	Comprehensive Update to the Landscape Regulations - Current landscaping regulations are geared toward a suburban style of development and should be updated.	Defer	200 + Consultant
18	Initiated 2016 – 2018, deferred	Code amendments to regulations pertaining to adult entertainment. Council initiated Code amendments to clarify current regulations pertaining to espresso stands.	Defer	60 + Legal
19	Initiated 2019, deferred	Code amendments for City Council review of proposed park land dedications. Earlier and defined process for proposals to dedicate parkland.	Defer	80
20	A - Initiated 2019, deferred B – 2020, deferred C – 2020, deferred	Property Owner Requests – Plan & Code Amendments A. 10116 and 10126 NE 187 th ST from R 4,000 to R 2,800 – Property adjacent to R 2,800. Increases allowed units from 5 to 7. B. 20316 90 th Ave NE in Westhill Subarea from R 9,600 to R 7,200. C. 24328, 24232, 24318, 24310 - 7 th Ave SE in Westhill Subarea from R 9,600 to R 7,200.	A – C Defer 2024 periodic update	A – 100 B – 80 C – 100
21	Initiated 2016-18, Planning Commission recommendation 2016	Nike Hill Plan and Code amendments. Apply three-story (35 feet) Residential Activity Center and mixed-use zoning classifications in the Neighborhood Activity Center at Meridian Avenue and 228 th Street SE/SW with affordable housing requirements.	Defer 2024 periodic update	150

STAFF RESOURCES (2.3 FTE)

Strategic Planning Hours by Priority and Timing	ALL TASKS	2021 PROPOSED
1. Mandatory	480	420
2. Supports Council Priority	1,640	1,360
3. Optional Tasks	3,150	800
TOTAL	5,270	2,580
Estimated staff hours available	2,500	2,500
DIFFERENCE	(2,770)	(80)
New in 2021 (included in 1-3 above)	1,320	1,160

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Proposed 2021 Docket- LPB Work Plan

Status	Task	Priority	Estimated hours
From Previous Docket / Started	<i>Post-WWII Historic Resources Inventory Update (HRI) - <u>Initiated 2013</u></i> – Board must maintain an inventory of resources over 50 years old. +/-800 properties from the Mid-20 th Century period were surveyed in 2020 and need to be entered into the state’s WISAARD database this year.	Mandatory	160 (Regular)
Ongoing	<i>Planning and Permit Review activities per consultant contract</i>	Contract Priority	250
New	<i>Telling Bothell’s Full Story (#TellTheFullStory) – <u>Not yet initiated</u></i> - A phased project to expand the city’s accepted historical narrative to include BIPOC and tribal communities.	LPB Priority	260 (110 Reg./ 150 Grant)
Completed	<i>Post-WWII Landmark Nominations – <u>Initiated 1/2020</u></i> – Staff will produce landmark nominations for two post-WWII era properties.	LPB Priority	
From Previous Docket / Deferred	<i>Bothell Then & Now book update – <u>Initiated 1/2018</u></i> – working on an update with added content to include McMenamins, post-WWII resources, and Snohomish County Resources.	Defer	
From Previous Docket / Merged	<i>Native Peoples Project – <u>Merged with Telling Bothell’s Full Story.</u></i> – See description above.	Merged with Telling Bothell’s Full Story project above	

Available Consultant Hours

Regular consultant hours	520
Grant Hours awarded	150
Total	670