

Edits After Planning Commission Recommendation

Staff have identified a number for minor edits after PC recommendation as a result of either continued testing with property owners and developers or as a part of the process of meshing all three phases of updates and the housing updates package to ensure they work together. The following list describes the changes and reasoning for them.

- Minor edits indicated with standard bullet point
- Notable edits indicated by arrowhead

Description of Edit
21.04 <ul style="list-style-type: none">• Updating cross-references and fixing typos.• Replaced “Code Administrator” with “Administrator” throughout.• Merging changes from different phases.➤ Note: Housing package edited dormitories in Overlake from L3 to P, which conflicts with recently adopted Overlake code. Keeps the note as L3.
21.05 <ul style="list-style-type: none">• Added a purpose statement to MP Overlay section• Maps updated with new template, zoning districts, etc. (no changes in results).• Added reference to Appendix 12.• Updating cross-references and correcting numbering• Language clarified in 21.05.600.C.5.c to refer to specific table and to eliminate reference to Design Review Board.-• Language updated in 21.05.700.F.4 to refer to Puget Sound Energy.• Eliminated reference to Design Review Board in 21.05.700.C.
21.06 REPEAL
21.08 <ul style="list-style-type: none">• Updating cross-references and correcting numbering• Merging changes from different phases• Removed cut and paste error➤ Added 60% lot coverage option to table 21.08.200.B and added related note 8. This option was in the 2024 adoption but missed in the creation of this table (no change from current code).➤ Added note 2 to table 21.08.300.A for garage setback to clarify minimum depth on parking in front of garage as 18 ft to ensure room for parking vehicle.
21.10 <ul style="list-style-type: none">• Updated references to effective date of ordinance.• Updated Table 21.10.200 to fix note references in table and delete reference to max. impervious surface (a relic of a cut and paste for table format consistency that was never intended to be in the table as it is not a part of the Downtown standards today).

Attachment G

- Fixing note that references impervious surface that should reference lot coverage.
- Deleted extraneous reference to TWNC zone incentive program.
- Fix table notes for 21.10.300.B (deleted sections headers with no notes under them).
- Replaced “Code Administrator” with “Administrator” throughout.

21.12

- Updated cross-references.
- Inserting sentence to clarify that change of use does not trigger need for Future Development Plan. Consistent with initial adoption but needed because the definition of “development” includes change of use, which is not intended for this section.
- Replaced “Code Administrator” with “Administrator” throughout.

21.13

- Adding clarity by references to figures and code sections.
- Added clarity by fixing a sentence with a missing word where the missing word (“encouraged”) changed the meaning of the line, making it not consistent with other text in this and incentives chapter
- Revisions to step backs to adjust for new 21.58 code.
- Replaced “Code Administrator” with “Administrator” throughout.

21.14

- Corrected extent of table deletions – not all cells had been marked as deleted.

21.15

- Updating cross-references and correcting numbering

21.16

- Merging changes from different phases
- Updating cross-references and correcting numbering
- Labeled and cleaned up Table 21.16.100.A and 21.16.300.B to make it easier to read formulas and examples
- Corrected error in 21.16.600.B.1 where a text fragment was accidentally not deleted.
- Added missing “or” in 21.16.600.B.2 and 21.16.600.B.3.
- Redrew and replaced two fuzzy figures

21.17

- Updated cross references.
- Updated RZC chapter name reference to reflect change
- Merging changes from different phases

21.18 REPEAL

21.20

- Merging changes from different phases
- Revised the due dates for Neighborhood Residential Zoning District Affordability PIL calculations and payments from “before issuance of building permit” to “prior to scheduling the 441 sheetrock nailing inspection.” Other minor timing amendments.
- Added “, regardless of unit count,” to Downtown affordability requirements, consistent with other centers.
- Removed 21.20.070.F.2 because the provision mandated ambiguous and unmeasurable design requirements.

Attachment G

21.22
<ul style="list-style-type: none"> • None
21.24
<ul style="list-style-type: none"> • None
21.26 REPEAL
21.32
<ul style="list-style-type: none"> • Merged changes from Phase 1, 2, and 3 and housing package into single document
21.36
<ul style="list-style-type: none"> • None
21.38 REPEAL
21.40
<ul style="list-style-type: none"> • Merging changes from different phases. • Replaced “Code Administrator” with “Administrator” throughout.
21.41 REPEAL
21.42 REPEAL
21.44
<ul style="list-style-type: none"> • Corrected typo in 21.44.010.H.1.b.ii.
21.45
<ul style="list-style-type: none"> • None
21.46 REPEAL
21.48
<ul style="list-style-type: none"> • Clarified table header row in Table 21.48.010B
21.50 REPEAL
21.52
<ul style="list-style-type: none"> • Updated Center Name • Merging changes from different phases
21.55
<ul style="list-style-type: none"> • Added/updated cross references to Appendix 12 for Universal Design items. • Deleted 21.55.4500 because it is addressed in 21.10.150. • Corrected typos in notes for Table 21.55.2000. • Updated/corrected numbering. ➤ Clarified that only one UD checklist is required for Inclusive Community bonus track (as written could be interpreted that all checklists are required, which was not intended). ➤ Clarified that Table 21.55.4100.B applies to OUMF (no change to table or bonuses earned, just labeling for clarity)
21.56 REPEAL
21.58
<ul style="list-style-type: none"> • None
21.60 REPEAL
21.62

Attachment G

<ul style="list-style-type: none">• Merging phases
21.67 <ul style="list-style-type: none">• Corrected typo in 21.67.030.A.6.• Corrected typo in 21.67.040.• Updated “Code Administrator” to “Administrator” throughout.
21.74 <ul style="list-style-type: none">• None
21.76 <ul style="list-style-type: none">• Merging changes from different phases.• Updated “Code Administrator” to “Administrator” throughout.
21.78 <ul style="list-style-type: none">• Merging changes from different phases
Appendix 12 – Universal Design <ul style="list-style-type: none">• Added back in checklist item on elevators per Council direction at May 13 study session
Appendix 13 – Materials List <ul style="list-style-type: none">• None