

AGENDA

Date: August 27, 2013  
To: Ted Barkley, City Manager *TB*  
From: Mike Smith, Community Development Director  
RE: Land Development Code Update Project  
- Remaining Major Items Needing Discussion/Consensus

**SUMMARY:** City Council has held a series of 4 study sessions on the draft final Land Development Code Update in order to address issues and to provide staff with consensus to include in the Final Land Development Code Update that will undergo formal review leading up to consideration of adoption. Several issues remain to be discussed and Council has set the matter on its September 3, 2013 regular meeting.

**BACKGROUND:** The Land Development Code Update is in the final stages heading toward Council consideration for adoption. Over the three year project there have been several drafts developed and considerable public input opportunities have been held.

In July a draft Final Land Development Code was released that incorporated Council direction resulting from Planning Commission, Landmarks and Design Commission, and public comments. That document was released for public comment and formed the basis for SEPA review and State Agency review of the proposed code update.

Council has held 4 study sessions on the draft Final Land Development Code to review it Article by Article and to take public comment prior to providing staff with direction as to Council consensus on a number of outstanding issues. There are, however, several issues still needing discussion by Council in order to provide staff with direction for preparing a Final Land Development Code Update document that will be converted to ordinance format and undergo the formal process of public hearings leading up to consideration for adoption by Council. Council has set that further discussion for its regular meeting on September 3, 2013.

**ANALYSIS:** In its final review of the document, Council has identified several outstanding issues that are listed in the attached document. Staff has not included items that Council has already either indicated are not issues or has indicated consensus as to the language for inclusion in the Final Land Development Code EXCEPT for the most recent discussion of Article 5 Project Design the major consensus items are included.

Once Council is satisfied that the Final Land Development Code is ready for formal consideration, staff will update the draft document with the Council consensus items and convert it to a Final Land Development Code for ordinance purposes and will initiate the process for considering adoption of the Code.

**RECOMMENDATION:** 1. Continue discussion of issues and provide staff with direction on desired Code changes, if any