

SUMMARY OF 2020 LAND USE HOUSEKEEPING AMENDMENTS				
No.	Title	Chapter/Section Name	Section No.	Purpose/Staff Comment
1.	Title 15: Buildings and Construction	Tree Cutting and Clearing / Activities Exempt	15.35.070	Allows for the removal of trees on City owned property for installation of utilities and public facilities and maintenance of City property.
2.	Title 15: Buildings and Construction	Tree Cutting and Clearing / Open Space Tracts	15.35.110	Allows the removal of danger/dead trees in required open space, tree retention, and landscaping areas without a tree cutting and clearing permit. Staff has found this to be overly burdensome on homeowners and HOAs. An arborist report will still be required to show that the tree is a danger and replanting may be required. The review would be done via a tree cutting and clearing <i>exemption</i> application (no fees), so that the removal of trees can be tracked.
3.	Title 15: Buildings and Construction	Tree Cutting and Clearing / Dead, Dying Trees	15.35.120	
4.	Title 16: Environment	Critical Areas / Fish and Wildlife Habitat	16.20.320	Adds language currently in the wetland section of the Critical Areas Ordinance to the Fish and Wildlife Habitat section. Kitsap County has similar language in their Fish and Wildlife section.
5.	Title 17: Land Division	Boundary Line Adjustments	17.30.040	Allows more than one lot larger than 15,000 square feet based upon special circumstances consistent with rural sized lots and configurations that may not easily be subdivided or is not ready for urban conversion.
6.	Title 18: Zoning Ordinance	Definitions	18.40.030	Adds definitions from code amendments over the last 2 years (farmers market, mobile food trucks), clarifies the building height definition, and adds a definition for site distance.
7.	Title 18: Zoning Ordinance	Residential Districts / Uses	Table 18.70.030	Reformats the table (i.e. adds footnotes) consistent with the Commercial Districts Chapter (PMC 18.80), which was updated in 2018.
	Title 18: Zoning Ordinance	Residential Districts / Uses / Home Occupation	Table 18.70.030	Changes "home occupation" from an Administrative Conditional Use Permit (AC) to Permitted. Home occupation will still be required to go through a type II review process (which includes public notice), but without the added cost and time associated with an AC permit.
8.	Title 18: Zoning Ordinance	Residential Districts / Standards in the RL Zone	Table 18.70.050	Reformats the table (i.e. adds footnotes) consistent with the Commercial Districts Chapter (PMC 18.80), which was updated in 2018. No substantive changes.
	Title 18: Zoning Ordinance	Residential Districts / Special Setbacks	18.70.050 B	Clarifies confusing language.
	Title 18: Zoning Ordinance	Residential Districts / Recreational Amenities	18.70.050 C	Codifies administrative policy for phased projects.
	Title 18: Zoning Ordinance	Residential Districts / Landscaping and Site Design	18.70.050 D	Adds language to be consistent with the Commercial Districts Chapter (PMC 18.80), which was updated in 2018, for alternative landscaping plans, screening, and lighting.
9.	Title 18: Zoning Ordinance	Commercial Districts / Guest Parking in C-1	18.80.100	Guest parking requirement was added to the C-1 commercial zone with amendments in 2018. The standard was copied from the RM/RH (residential multi-family) standard. However, it has become clear to staff that the requirement for 1 guest parking stall per 4 units is overly restrictive in the C-1 zoning district. 1 guest parking stall per 8 units still requires guest parking without being overly burdensome.
10.	Title 18: Zoning Ordinance	Design Review	18.120.020	Clarifies when design review is required and allows discretion by the PED Director.
11.	Title 18: Zoning Ordinance	Landscaping / Street Trees	18.130.090	Staff has come across problems with the requirement for 2" caliper trees, specifically available nursery stock within the region. 1.5" caliper is still consistent with industry standards.
12.	Title 18: Zoning Ordinance	Off Street Parking / General	18.140.030	Clarifies standards for driveways. Current code is not clear that a 24-foot driveway is not required for one-way traffic.
13.	Title 18: Zoning Ordinance	Off Street Parking / Surface Parking Areas	18.140.040	Adds standards for tandem parking.
14.	Title 18: Zoning Ordinance	Off Street Parking / Parking Structures	18.140.050	Adds standards for parking adjacent to columns, vision/site clearance, and circulation.
15.	Title 18: Zoning Ordinance	Off Street Parking / Loading	18.140.070	Clarifies existing and adds new standards for loading areas.

16.	Title 18: Zoning Ordinance	Off Street Parking / Electric vehicle	18.140.080	Per RCW 36.70A.695, development regulations of all jurisdictions must allow electric vehicle battery charging stations in all areas except those zoned for residential or resource use, or critical areas. This amendment adds language on how to regulate electric vehicle charging stations but does not require that they be installed at this time. It is voluntary.
17.	Title 19: Application Procedures	Application Classification	Table 19.20.020	Adds new levels of review for Concomitant Agreements and adds or clarifies existing reviews for Critical Area Exemption, Master Plans, and Tree Cutting and Clearing.
18.	Title 19: Application Procedures	Application Review Procedures / Pre-App Review	19.30.010	Adds flexibility for when a pre-application conference can be waived, when a second pre-application conference can take advantage of a reduced fees and clarifies the intent of pre-application conferences.
19.	Title 19: Application Procedures	Application Review Procedures / Type II Permits	19.40.030	Clarifies that if there are no parties of record, and the applicant agrees, the notice of decision can be issued without waiting a full five days. Codifies administrative policy.
20.	Title 19: Application Procedures	Application Review Procedures / Type III Permits	19.40.040	Allows additional time for the Hearing Examiner decision, if needed, and also amends and adds to the Request for Consideration section to provide more structure.
21.	Title 19: Application Procedures	Application Review Procedures / Type V Permit	19.40.060	Adds new levels of review for Concomitant Agreements and eliminates H.4 due to redundancy with H.1.
22.	Title 19: Application Procedures	Public Notices / Notice of Application (NOA)	19.50.020	Removes some of the <i>required</i> information provided in notices in order to reduce the size of notices. Also clarifies that mailed notices (i.e. postcards) are supplementary to the full notice, which is available online and in person.
23.	Title 19: Application Procedures	Public Notices / Notice of Public Meeting (NOPM)	19.50.030	
24.	Title 19: Application Procedures	Public Notices / Notice of Public Hearing (NOPH)	19.50.040	
25.	Title 19: Application Procedures	Decision Appeal Procedures / Type I and Type II	19.70.010	Allows additional time for the Hearing Examiner decision, if needed, and also amends and adds to the Request for Consideration section to provide more structure.
26.	Title 19: Application Procedures	Time Frames for Review/ Revisions and Corrections	19.80.050	Generally, applicants are not sure if they need to submit a request for an extension a full 30 days prior, and since only one extension is permitted, applicants are hesitant to submit prematurely.
27.	Title 19: Application Procedures	Post Decision Procedures / Extension of Approval	19.90.030	