



**DESCRIPTION OF THE PROPOSED AMENDMENT** Please check the appropriate box(es):

*(Inconsistent Amendments will only be processed every other year beginning in 2005.)*

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Change         | <input type="checkbox"/> Land Use Designation Change |
| <input checked="" type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone            |

**1. General Questions (for all proposals):**

a. Describe the nature of the proposed amendment and explain why the change is necessary.

- New development projects on sites greater than 7,000 square feet require that a landscape plan prepared and stamped by a licensed landscape architect be submitted at the time of permit application. Single family homes, attached houses, and duplexes are exempt from this requirement. At the time of Certificate of Occupancy, staff performs an inspection to verify that the landscaping is in place. However, staff currently does not verify that the landscaping has been planted correctly.*
- The proposed code amendment will require that prior to issuance of a Certificate of Occupancy, the design professional shall conduct an inspection to evaluate and assess that the landscaping conforms to the design and is planted correctly prior to staff doing an inspection. The City shall provide a form for documenting such an assessment.*

b. How will the proposed change provide a substantial benefit to the public?

- The inspection by the design professional will ensure that landscaping conforms to the approved design and is planted correctly, assuring the full establishment of the plantings. This will also provide verification that the work is complete prior to sending staff out for inspections.*

c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

- This amendment is consistent with the Comprehensive Plan goals, objectives and policies. The city will conduct a review process for this proposed change. There are many references to landscaping, here is a selection:*

**LU 2.1 Public Realm Features**

*Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.*

**Discussion:** The “public realm” is the public or private area where people interact with their surroundings or other people. The “public realm” is affected by the appearance, use, and attractiveness of development and how it functions. It is important to design buildings to maintain compatibility with surrounding development, and to design sites that provide for pathways, attractive and functional landscaping, properly proportioned open spaces, and other connecting features that facilitate easy access between public and private places.

#### **LU 5.1 Built and Natural Environment**

Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment (e.g., air and water quality, noise, traffic congestion, and public utilities and services).

#### **LU 5.2 Environmental Quality Enhancement**

Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

**Discussion:** Ensure the provision of adequate landscaping and other site design features that enhance the compatibility of development with the surrounding area.

#### **TR 7.3 Street Trees**

Plant Street trees wherever possible to enhance the transportation environment.

**Discussion:** A healthy “urban forest” is one of the greatest assets a city can have. It is also one of the few infrastructure elements that appreciate in value with age. For transportation purposes, street trees have many benefits; they provide a traffic calming effect, help orient motorists, provide shade and habitat, reduce glare, noise, erosion, and wind, and absorb carbon monoxide.

Large trees with overhanging canopies of branches are especially desirable. Streets with a cathedral of trees overhead are an important aesthetic element that fosters community pride and identity. One concern in planning for street trees is to ensure that public safety is protected by preventing sidewalks and curbs from being damaged by tree roots. This problem can be addressed through the design of the pedestrian buffer strip and the selection of the appropriate tree type for the planting site. In addition, planting techniques such as root barriers, “structural soil,” and irrigation practices are helpful mechanisms in preventing tree roots from damaging sidewalks and curbs.

Poorly selected or poorly maintained trees can present other problems, including interfering with overhead utility lines, underground utilities, neighboring properties, and other plants and minimizing sight distances. Due to these potential problems, it is important that the appropriate type of tree be selected for each location and that trees are properly maintained. This is particularly true since trees are living organisms that grow larger each year, increasing in height, canopy width, and size of root system. It is important to consider what the size and shape of trees will be when they are mature. The Parks and Recreation Department’s urban forestry program maintains a list of appropriate trees for planting in different environments. A permit is required to plant a tree in the right-of-way.

#### **DP 2.2 Zoning and Design Standards**

Utilize zoning and design standards that have flexibility and incentives to ensure that development is compatible with surrounding land uses.

**Discussion:** Maintaining or enhancing the neighborhood’s character, livability, and property value is a benefit to the residents of an area and provides business owners with some assurance of community stability. Adopted standards that are adhered to, even when some flexibility is included, offer protection and instill confidence in established and prospective residents and business owners. The standards should address traffic, parking, loading control, structural mass, open space, green areas, lighting, landscaping and buffering, and safety of persons and property, as well as the impacts of noise, vibration, dust, and odors.

#### **NE 2.2 Landscaping Requirements**

Use incentives in landscape requirements that encourage application of drought tolerant native trees and plants.

**SMP 4.5 Native Plant Retention and Landscaping**

*Provide ongoing education and incentives that emphasize the retention of or landscaping with native plant communities in non-impaired or blighted areas as new development and redevelopment occurs.*

- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
  - 1. *The amendment is consistent with the GMA planning goals and requirements.*
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
  - 1. *The amendment is consistent with the GMA planning goals and requirements.*
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
  - 1. *No.*
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
  - 1. *This proposal is an amendment*
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.
  - 1. *This is not a proposal to modify the UGA boundary.*

**2. For Text Amendments:**

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.

Title 17C Land Use Standards

Chapter 17C.200 Landscaping and Screening

Section 17C.200.090 Completion and Bonding

- A. All required landscaping shall be in place before certificates of occupancy are issued. If a landscape plan was required per 17C.200.020, the design professional shall conduct an inspection to evaluate and assess that the landscaping conforms to the approved design. The City shall provide a form for documenting such an assessment.

B. If, due to weather conditions, it is not feasible to install required landscape improvements, a temporary certificate of occupancy may be issued after a performance bond or other device acceptable to the City has been posted in the amount of one hundred twenty-five percent of the value of the required improvements, including labor and materials. Upon completion of the landscape improvements, the bond or device is released and a permanent certificate of occupancy issued; except a bond or device representing twenty-five percent of the value of the landscaping covering a period of two years shall be provided to assure the full establishment of the landscaped area as prescribed in subsection (B) of this section.

B. C. A certificate of occupancy may be issued only after a performance bond or other device acceptable to the city has been posted in the amount of twenty-five percent of the value of the required landscaping. This bond or device shall be held for a period of two years to assure the full establishment of all plantings. After two years, if the plantings are fully established, the bond or device is released. If the plantings have not been fully established, the bond or device shall be held for one additional year, then released or used to re-establish the plantings, whichever is appropriate.

- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

Title 17C Land Use Standards

Chapter 17C.200 Landscaping and Screening

Section 17C.200.090 Completion and Bonding

### **3. For Map Change Proposals:**

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)