

Attachment E

.Only those portions of Chapter 17.31 PAMC detailed in this attachment are being modified.

All other portions of Chapter 17.31 PAMC remain unchanged.

CHAPTER 17.31 PID - PLANNED INDUSTRIAL DEVELOPMENT OVERLAY ZONE

17.31.070 Procedure for approval.

The procedure for approval of a PID shall be composed of three steps:

- ~~A. All procedural processes are outlined in Chapter 18.02 PAMC. Conceptual plan submittal and neighborhood meeting. This step occurs before an application is accepted as complete by the City;~~
- ~~B. Public hearing on the development plan and, if applicable, the preliminary plat and other permit actions before the Hearing Examiner. This step results in an approval, approval with additional conditions, or denial of the proposal;~~
- ~~B. C. Action on the final development plan and plat by the City Council following a public hearing. Final approval may only be granted after all conditions of preliminary approval have been met or bonded for by the applicant. No lots may be offered for sale prior to preliminary plat approval by the City Council.~~

17.31.080 Pre-application review. Is Repealed in its Entirety.

17.31.130 Application procedure.

The application for a PID shall contain the following:

- A. The name, location and legal description of the proposed development, together with the names, addresses and telephone numbers of the recorded owners of the land and of the applicant and, if applicable, the names, addresses and telephone numbers of any land surveyor, architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;
 - B. A narrative explaining the proposed use or uses of the land and building, including, but not limited to, the proposed number of dwelling units by type, such as single-family detached, row housing and apartments; information on any special features, conditions of which cannot be adequately shown on drawings; types of commercial structures and required parking; and an explanation of any covenants, continuous maintenance provisions, and/or homeowners association for the project;
 - C. A survey of the property showing existing features, including, but not limited to, total site area, contours at five-foot intervals, buildings, structures, streets, utility easements, rights-of-way, environmentally sensitive areas and existing land uses;
 - D. If the site has been previously used as an industrial site where petroleum products, pesticides, or other hazardous chemicals or products were used or stored, a soil survey indicating the location and amounts of pollution on the site. When hazardous levels of pollutants are found, a clean-up or remediation plan is required;
 - E. A vegetation survey of the property by either: (a) an aerial photograph of the property in a scale acceptable to the City that identifies significant groupings of trees and unusual or fine specimens of
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their species; or (b) a survey of all trees over 12 inches in trunk diameter measured at four feet above the ground; as determined by DCED, in those areas where improvements are proposed. General wooded areas where no improvements are proposed will require a vegetation survey containing the following elements:

1. A mapping of the extent of the wooded areas with survey of perimeter trees only.
 2. A narrative regarding the types (species) and condition of the trees and under-story in the wooded area.
 3. Identification of trees that are unusual or fine specimens of their species.
 4. In general wooded areas where minor improvements are proposed, a survey of trees over 12 inches in trunk diameter measured at four feet above the ground will be required to a reasonable distance around the improvements.
- F. Preliminary site plans and calculations including, but not limited to:
1. Existing and proposed contours at five-foot intervals,
 2. Location and principal dimensions of buildings,
 3. Total footprint area of buildings,
 4. Size and location of open space areas,
 5. Size and location of environmentally sensitive areas,
 6. Size and location of recreation areas,
 7. Size and location of paved areas using permeable paving systems,
 8. Landscape areas,
 9. Subdivision platting and general arrangement of lots,
 10. Density of project expressed as residential units per acre.
- G. A preliminary plat, if applicable, pursuant to Chapter 58.17 RCW and Chapters 16.04 and 16.08 PAMC;
- H. If a developer elects to obtain additional density credits, the site plan application shall contain specific information relating to the additional density credit criteria for environmentally sensitive areas of section 15.20.070, and for wetland buffer areas of section 15.24.070;
- I. Preliminary elevation and perspective drawings of project structures;
- J. A preliminary utilities plan, including fire hydrant locations;
- K. A preliminary storm drainage plan with calculation of impervious areas;
- L. A parking and circulation plan showing all means of vehicular and pedestrian ingress and egress to and from the site, size and location of driveways, streets, sidewalks, trails, and parking spaces. Any new traffic control devices required for the safety of the project must be shown;
- M. A phasing plan if the project is designed to be completed in phases;
- ~~N. Mailing labels of property owners within 300 feet of the site pursuant to section 17.96.140 PAMC.~~

17.31.140 Routing and staff recommendations. Is Repealed in its Entirety.

17.31.150 Hearing Examiner public hearing—Scheduling and notice. Is Repealed in its Entirety.

17.31.160 Hearing Examiner decision.

~~Prior to making a decision on an application for a PID, the Hearing Examiner shall hold a public hearing. The Hearing Examiner's decision on a PID shall be approval, denial, or approval with modifications or conditions in written form based upon compliance with section 17.31.050 and the following criteria:~~

- A. The proposed development will comply with the policies of the Comprehensive Plan and further attainment of the objectives and goals of the Comprehensive Plan.
- B. The proposed development will, through the improved utilization of open space, natural topography, densities, landscaping and integrated circulation systems, create a mixed use environment of higher quality than that normally achieved by traditional development.
- C. The proposed development will be compatible with adjacent, existing, and future developments.
- D. All necessary municipal utilities, services, and facilities, existing and proposed, are adequate to serve the proposed development.
- E. Internal streets serving the proposed development are adequate to serve anticipated traffic levels and the street system of the proposed development is functionally connected by an improved collector street to at least one improved arterial street.
- F. If the development is planned to occur in phases, each phase shall meet the requirements of a complete development. Developments of less than 3.44 acres shall not be done in phases.

17.31.200 Final action. Is Repealed in its Entirety.

17.31.220 Modifications after final approval. Is Repealed in its Entirety.