

Attachment H

Only those portions of Chapter 17.45 detailed in this attachment are being modified.

All other portions of Chapter 17.45 remain unchanged.

CHAPTER 17.45 IOZ - INFILL OVERLAY ZONE

17.45.070 Procedure for approval.

The procedure for approval of an IOZ shall be composed of four steps:

- A. ~~All procedural processes are outlined in Chapter 18.02 PAMC. Conceptual plan and pre-application submittal and neighborhood meeting. This step occurs before an IOZ application is accepted as complete by the City;~~
- B. ~~Public hearing on the preliminary development plan and, if applicable, the preliminary plat and other permit actions;~~
- C. ~~Approval by the Hearing Examiner of the preliminary development plan and other actions as applicable after the close of the public hearing; and~~
- B. D. ~~Action on the final development plan and plat by the Department of Community and Economic Development (DCED). Final approval may only be granted after all conditions of approval have been met or bonded for by the applicant. No lots may be offered for sale prior to preliminary plat approval by the Hearing Examiner.~~

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 Is Repealed in its Entirety.

17.45.090 Application procedure.

The application for an IOZ 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 the proposed number of dwelling units by type, such as single-family detached, row housing, and apartments; documentation of smart growth practices, infill, utilization of existing infrastructure, walkability, and orientation to transit; inclusion of attainable housing and mechanisms for perpetuity; information on any special features, conditions of which cannot be adequately shown on drawings; and an explanation of covenants, continuous maintenance provisions, and/or homeowners association for the project.
- C. A survey of the property showing existing features, including contours at five-foot intervals, buildings, structures, streets, utility easements, rights-of-way, environmentally sensitive areas, and existing land uses.

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- D. Preliminary site plans showing existing and proposed contours at five-foot intervals, location and dimensions of buildings, open space, recreation areas, parking areas, circulation, landscape areas, subdivision platting and general arrangement.
 - E. Detailed site statistics including, but not limited to:
 - 1. Total site area in both acres and square feet;
 - 2. Site building coverage expressed in square feet and percentage of:
 - a. Total footprint area of buildings for:
 - i. Residential structures;
 - ii. Nonresidential structures;
 - b. Roadway and sidewalk paved surfaces;
 - c. Parking lot areas;
 - d. Any areas paved with permeable paving systems;
 - 3. Total area in lots;
 - 4. Landscape plan showing:
 - a. Common open space area, including any LID facilities (must be five percent of site);
 - b. Detailed specifications of trees and landscaping on-site;
 - 5. Number and location of off-street parking;
 - 6. Number of residential units proposed and approximate square footage;
 - 7. Total number of lots being created;
 - 8. Density of site expressed as residential units per acre.
 - F. A preliminary plat, if applicable, pursuant to Chapter 58.17 RCW and Chapters 16.04 and 16.08 PAMC.
 - G. If a developer elects to obtain additional density credits, the site plan application shall contain specific information relating to the additional density credit criteria of sections 15.20.070 and 15.24.070.
 - H. Preliminary elevation and perspective drawings of project structures.
 - I. A preliminary utilities plan, including fire hydrant locations.
 - J. A preliminary storm drainage plan with calculation of impervious areas.
 - K. An off-street parking plan and circulation plan showing all means of vehicular and pedestrian ingress and egress to and from the site; and 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.
 - ~~L. Mailing labels of property owners within 300 feet of the proposed project pursuant to section 17.96.140 PAMC.~~

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

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

17.45.120 Hearing Examiner decision—Preliminary development plans.

~~Prior to making a decision on an application for a preliminary IOZ, the Hearing Examiner shall hold a public hearing. The Hearing Examiner's decision for approval, denial, or approval with modifications or conditions shall be in written form based upon compliance with section 17.19.050 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 housing densities landscaping, and integrated circulation systems, create a residential environment of higher quality than that normally achieved by traditional development of a subdivision.
- C. The proposed development achieves smart growth goals and principles through infill, redevelopment, and establishment of a pedestrian and transit-friendly environment.
- D. The proposed development will be compatible with adjacent, existing and future developments.
- E. All necessary municipal utilities, services and facilities, existing and proposed, are adequate to serve the proposed development.
- F. 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.
- G. If the development is planned to occur in phases, each phase shall meet the requirements of a complete development.

17.45.160 Final action. Is Repealed in its Entirety.

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