

Section III

Summary of Minor Policy Amendments

Note: The minor policy amendments included in this document are shown with gray shading (■■■). The remaining items are included in the Part 1B document.

Item # Page #	Code Section	Amendment Summary
Item 15 Pages 38, 52 and 62	33.120.255.B.1.a 33.130.240.B.1.a 33.140.240.B.1.a	Pedestrian Standards: These amendments will modify the standards for sites with multiple street frontages to require only one on-site pedestrian connection if the main entrance is close to the street lot line and accessible from other streets by a public sidewalk. Several Adjustments have been approved for similar circumstances.
Item 16 Page 40	33.120.270.D.2	Alternative Development Options: This amendment will eliminate the required double side setback for attached duplexes in the Multi-Dwelling zones. This will apply the same development standards to a 4-plex on one lot and an attached duplex on two lots, both of which have 4 units.
Item 33 Page 82	33.266.120.C.3	Parking and Loading: This amendment will allow flag lots in all residential zones to have a 12-foot wide driveway or up to 40% of the area between the front lot line and the front building line to be paved. The current regulations are extremely difficult to implement on flag lots because of the narrowness of the flagpole and the length of the driveway.
Item 35 Page 88	33.266.150	Vehicle Associated with Home Occupations/Parking and Loading: Currently, vehicles in the medium truck category, except for motor homes, are not allowed to park in residential zones. This amendment proposes to allow "pickup trucks with dual rear wheels" to park in residential zones. Pick up trucks like this are used by households for such things as towing fifth wheel recreational vehicles. An amendment is also recommended in 33.203, Accessory Home Occupations, to allow these vehicles to be used in conjunction with a Home Occupation. See page 68.
Item 37 Page 90	33.266.310	Parking and Loading: This amendment adds to the purpose statement and clarifies the intent of the requirement that vehicles enter and exit a loading facility in a forward motion. This will make it easier to evaluate requests for an Adjustment to this standard.

Item # Page #	Code Section	Amendment Summary
Item 38	33.274.030 33.274.035 33.274.040	RF Transmission Facilities: These amendments will conform Title 33 to the City Council's adopted Cable Office right-of-way franchise policy for wireless facilities and Federal Communications Commission (FCC) regulations. Specifically, the amendments increase current limits of 100 watts effective radiated power (ERP) to 1,000 watts ERP. This change will make the same regulations apply to all cellular phone providers and will ensure that required land use reviews are applied in all circumstances intended when the regulations were first adopted.
Item 39	33.274.050	RF Transmission Facilities: These amendments will conform Title 33 to the City Council's adopted Cable Office right-of-way franchise policy for wireless facilities and Federal Communications Commission (FCC) regulations. Specifically, the amendments to this section create a review procedure for electronic equipment on private property that supports antennae in the public right-of-way and reassigns some reviews to a higher procedure type.
Item 42a	33.420.045.N	Design Review: Consistent with the other recommended amendments to the Radio Frequency Transmission Facilities regulations, this amendment changes the ERP from 100 watts to 1,000 watts.
Item 58 Pages 116 and 118	33.537.140.C 33.537.150.D 33.537.160	Johnson Creek Basin Plan District: These amendments will allow tree removal within utility easements outside Environmental zones in the South Subdistrict and Flood Plain Subdistrict. The amendments will also clarify how the prohibition on land divisions and PDs applies in the Flood Risk Area.
Item 70 Page 160 and 162	33.815.040.B.1 33.815.040.B.2	Conditional Use Review Procedures: These amendments will allow a limited reduction in parking without triggering a subsequent Conditional Use review. Parking sometimes needs to be reduced by a small amount in order to make other allowed alterations to a site such as adding handicap ramps or adding landscaped areas. The amendments will also allow a moderate expansion to the exterior improvements that are allowed without Conditional Use review. Currently, a 1500 sq. ft. building expansion is allowed without a Conditional Use review while most expansions of the exterior improvement area require a review.
Item 71 Page 164	33.815.040.B.3	Conditional Use Review Procedures: This amendment assigns a minor reduction in site area to a Type II Conditional Use procedure. Currently any reduction in site area requires a Type III review. This amendment will allow a site reduction that does not violate a condition of approval, or make the site nonconforming or move farther out of conformance with a development standard, to be reviewed using a Type II procedure.

Item # Page #	Code Section	Amendment Summary
Item 74	33.815.225.B.1 33.815.225.C.1	RF Transmission Facilities: These amendments will conform Title 33 to the City Council's adopted Cable Office right-of-way franchise policy for wireless facilities and Federal Communications Commission (FCC) regulations. Specifically, these changes will increase current limits of 100 watts effective radiated power (ERP) to 1,000 watts ERP and add to the approval criteria for several reviews a requirement that the applicant document why the facility cannot be placed in the right-of-way.
Item 75 Page 168	33.820.080.B	Conditional Use Master Plans: This amendment modifies the list of development allowed without a plan amendment to be the same as those recommended for Conditional Uses in 33.815.