



Memorandum

TO: County Council
FROM: Cliff Strong, Senior Planner
THROUGH: Steve Roberge, Asst. Director
DATE: March 10, 2023
SUBJECT: PLN2022-00003: Miscellaneous Code Amendments 2022 – Revisions

Bicycle Parking Facilities

At its last meeting Council asked staff to revise the draft language in §20.80.527 (Bicycle Parking Facilities) (see item #9 in Exhibit A for full text), to make them only apply in UGAs and LAMIRDs, and to give the Director authority to waive the rules under certain circumstances.

PDS recommends the following substitute language, which is now included in Exhibit A:

20.80.527 Bicycle Parking Facilities.

- (1) Bicycle parking facilities shall be provided in all developments within an Urban Growth Area (UGA) or Limited Area of More Intensive Rural Development (LAMIRD) requiring 10 or more parking stalls pursuant to and as identified in WCC 20.80.505 (General Requirements), except for single-family and two-family residential dwellings and agricultural uses or where these requirements are waived per subsection (5).
- (2) Each such development shall provide a number of bicycle parking spaces in accordance with the following:
 - (a) Short-Term Bicycle Parking. If a land use or development project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitor's entrance. To enhance security and visibility, the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to 5% of all required off-street vehicle parking, as identified in WCC 20.80.580 (Parking Space Requirements) and WCC 20.80.590 (General Interpretations). There shall be a minimum of one rack with capacity for two bicycles.
 - (b) Long-Term Bicycle Parking. ~~Such developments Buildings with over 10 tenant occupants (e.g., multifamily tenants and/or business owners and employees)~~ shall provide secure bicycle parking for 5% of all required off-street vehicle parking spaces, as identified in WCC 20.80.580 (Parking Space Requirements) and WCC 20.80.590 (General Interpretations). There shall be a minimum of one long-term bicycle parking space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:

...
- (5) The Director may waive the requirements of this section for individual applications if it can be shown that the use would not attract nor serve cyclists, whether customers or employees.

Accessory Dwelling Unit Language

Additionally, PDS just found an error in the proposed accessory dwelling unit (ADU) language (item #10 in Exhibit A) that would change policy, and we had indicated that the rewrite of those rules would not.

Current code allows ADUs in plats created before January 25, 1994, but prohibits them in plats created after that date unless the plat specifically designates lots on which ADUs can be built (making sure the utilities and roads are sized for additional dwelling units). However, the draft language first presented to Council doesn't maintain the ADU allowance in plats created before January 25, 1994, and this would be a policy change.

While we agree in general that Council should eventually consider updating our ADU policies, we think this should occur after the state legislature finalizes their pending ADU bill(s). The scope of these annual miscellaneous code amendments is to clarify code, fix inconsistencies and grammar, and modify or add *minor* policies, and any major overhaul of these rules should undergo its own process.

But until that happens, and for the purpose of clarifying the ADU rules, PDS recommends the following substitute language, which is now included in Exhibit A:

§20.80.910 Accessory Dwelling Units – Standards

...

- (4) Because when a subdivision is platted, roads and certain utilities (water, septic, sewer) are sized for the proposed number of lots and do not account for accessory dwelling units:
 - (a) Accessory dwelling units are allowed (where permitted) in all subdivisions (both long and short plats) that received preliminary plat approval prior to January 25, 1994;
 - (b) Accessory dwelling units shall be prohibited in all subdivisions (both long and short plats) that received preliminary plat approval after January 25, 1994, except on those specific lots that are designating on the face of the final plat as allowing accessory dwelling units.
 - (c) In no case shall an accessory dwelling unit be permitted in a reserve tract within plats created through the cluster subdivision method.

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