

Proposed Amendment/Topic		Notes
Density and Dimensional Standards	1 Setback measurements	Clarify standards to define how setbacks are measured. Address corner lots and standard lots on private roads. Consider allowing small projection into setback for porches/patios.
	2 Primary Front Yard	Define how secondary and primary front yards are identified.
	3 Height	Add standards or exemptions for structures that are not buildings (i.e. flagpoles). Consider adding exemptions or administrative variance options for utility facilities and architectural features/projections (e.g. cupolas).
Permitted Uses	4 Distilleries, cideries, breweries	Amend permitted uses table to specify where these uses may be allowed; consider allowing in the same zones that we allow wineries.
	5 Cemeteries	Cemeteries prohibited in agricultural zones (WWCC 17.16.014), does not account for small family cemeteries.
	6 Utility Facilities	All utility facilities require CUPs, consider allowing some via administrative process, or add process to allow modification of routes, improvements of existing facilities.
	7 Service Yards	Add use category for contractor and other service yards and identify what zones they are allowed in.
Procedural Amendments	8 Fees	Amend building and land use fees to consider adding fees for revision reviews, reinspections, and other things that are not addressed. This would not be a full fee update.

	9 Application Expiration	Amend Title 14 regarding the expiration of application if no response to County request for information/documents. Limit how long applications can sit on hold.
	10 Type 1 Review Deadline	WWCC 14.09.020(A) does not clearly state the 45-day review timeframe is measured from DOC as in other review types. (see last sentence).

Title 17 - Zoning (other)	11 Nonconforming Structures (Chapter 17.36)	Amend Chapter 17.36 to allow for the expansion/addition to buildings where the existing building line is extended (no additional encroachment into setback). Possibly allow nonconforming situation to be enlarged one time for small expansion (approx. 20%).
	12 Event/Concert Permit	Add development standards (permit requirement) for temporary events.

Add-ons	<i>** Note : The following are recommended by our planners. We are still exploring how much work these would require and what might be possible under State law. There may not be time to do both in 2021, but we want to continue to look into the feasibility through the preliminary docket process.</i>	
	13 SEPA Flexible Thresholds	Raise SEPA thresholds for new construction as allowed by State law.
	14 Critical Areas	Minor amendments to Chapter 18.08 to provide exemptions from report/permit requirements for small projects.