Municipal Code Amendments
Planning Commission
Public Hearing
FEBRUARY 24, 2016
MUNICIPAL CODE AMENDMENTS
PUBLIC HEARING

TITLES 19 (SUBDIVISIONS) AND TITLE 20 (ZONING)

► STAFF CONDUCTED A ‘CLEAN SWEEP’ AUDIT OF EACH CODE SECTION

TWO AMENDMENT AREAS:

► ‘CLEAN UP’ AMENDMENTS
► ‘COMPREHENSIVE PLAN’ POLICY AMENDMENTS
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CLEAN UP ITEMS:

► PMC 19.02 General Provisions; 19.04 Definitions; 19.07 Short Plats – Clean up submittal requirements and terminology

► PMC 19.08 Major Plat Subdivision – Clarify plat expiration and time extension criteria

► PMC 19.12 Design Principles Standards – Clarify design standards related to sidewalks, lot layout, and vegetation buffers
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CLEAN UP ITEMS:

- **PMC 20.10 Administrative Responsibilities** – Additions to scope of hearing examiner
- **PMC 20.11; Applications and Records; PMC 20.12 Public Hearings** – Consolidation of noticing and public hearing timelines
- **PMC 20.15 Definitions** – Modify and add definitions for assisted living facility, dorm, multi-family, commercial recreational use, height, street, floor area, and public meeting
CLEAN UP ITEMS:

- **PMC 20.20 RS Zones** – Clarify conditional use allowances, amendments to performance standards, including fences, RV storage, and accessory structures.

- **PMC 20.28 OP Zones** – Implement site development and building orientation standards.

- **PMC 20.30 C Zones** – Clean up building height standards and setback references; modify height bonus system *(no changes to overall height allowances)*
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CLEAN UP ITEMS:

- **PMC 20.35 M Zones** – Relocating business park signage standards and cross referencing parking lot landscaping
- **PMC 20.43 Med Zone** – Implement site development and building orientation standards
- **PMC 20.55 Parking** – Clarify use of alleys for mixed use developments
- **PMC 20.58 Landscaping** – Establish regulations addressing landscaping near retaining walls for new development
CLEAN UP ITEMS:

- **PMC 20.65 Nonconforming Use** – Clarify extensions of nonconforming use rights; clarify requirements when redevelopment is proposed
- **PMC 20.70 Temporary Uses** – Add MX zone districts
- **PMC 20.75 Home Occupations** – Establish prohibited business types; clarify allowances within detached structures and employees allowed to work at home occupation
CLEAN UP ITEMS:
Clarify and modify expiration and extension requirements, criteria to grant time extensions

- PMC 20.80 (Conditional Use Permits)
- PMC 20.81 (Administrative Conditional Use permits)
- PMC 20.85 (Variances)
- PMC 20.86 (Adjustments)
- PMC 20.89 (Preliminary Site Plans)
AMENDMENTS MEANT TO BETTER IMPLEMENT COMPREHENSIVE PLAN POLICIES:

- **PMC 20.25 RM Zones** – Add definition and minimum density for RM-Core; modified base densities for RM-10 and RM-20 for Comp Plan consistency; overhaul density bonus system.

- **PMC 20.26 Design Review Standards** – Cross-reference other existing code sections related to setbacks, building entrance design, and vegetation management standards; establish additional allowances for design review adjustments.

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AMENDMENTS MEANT TO BETTER IMPLEMENT COMPREHENSIVE PLAN POLICIES:
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► **PMC 20.40 Planned Developments** – Establish maximum floor area ratio; allow for a voluntary public park improvement and dedication option for PDR open space

► **PMC 20.60 Signs** – Consolidation of residential sign types; overhaul of nonconforming signage section; reduction in intensity of signage types of limited commercial land uses; other minor clean ups throughout
AMENDMENTS MEANT TO BETTER IMPLEMENT COMPREHENSIVE PLAN POLICIES:

PMC 21.04 Environmental Policy –

- Substantive authority policies/referenced documents
- Increase categorical exemption for fill/excavation (to 500 cubic yards) and off-street parking (to 40 off-street stalls)
- Added inadvertent discovery language for archeological resources at development sites (PMC 21.14)
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PUBLIC COMMENTS:

► Concerns over vegetative buffers for plats; suggestions that further reduced buffers could still achieve intent of code *(Master Builders Association (MBA) comment)*

► Concerns over capping Floor Area Ratio (FAR) for PDR subdivisions – Setbacks or lot coverage should be regulated, but not FAR *(Master Builders Association (MBA) comment)*
PUBLIC COMMENTS:

- Landscaping near retaining walls
- Prohibited uses for home occupations
- Employees at home occupations (allowing non-residents)
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- Staff recommends Planning Commission forward a recommendation of City Council approval of proposed amendments as presented.