Joint Meeting with the Planning Commission re: Land Development Code Update

The purpose of the special meeting with the Planning Commission is to review and consider the Planning Commission’s comments on Draft 1 of the new Land Development Code (LDC). Documents for review include a list of Top Discussion Items developed as a result of the January 14, 2013 special meeting as well as the Planning Commission’s original comment document containing staff/consultant responses to the comments.

A handout entitled “Parking Discussion C-C Zone” was also distributed.

Participants viewed a MAKERS powerpoint presentation of the Discussion Topics and after discussion reached the following consensus:

1. **Use of Hearing Examiner for quasi-judicial actions.**
   
   The Planning Commission wants to continue to decide conditional uses (other-plats, rezones and variances can go to the hearing examiner). After discussion, staff will prepare a memorandum on Landmarks and Design for review.

2. **Parking discussion – C-C Zone.**
   
   The City has received a request to reduce the parking requirement in the C-C and C-C II zones for residential parking. The Planning Commission voted 4 to 2 against reducing the parking requirement.

   Consensus for no parking requirements in the C-C Historic District. Outside the Historic District but within the CC: 7 parking space per bedroom in residential outside Historic District.

3. **Concept of Visitable/Universal Design Housing.**
   
   Consensus to discuss this concept with other bonus issues. Need to limit maximum benefit. More analysis on bonuses is needed before discussing this issue.

4. **Small Wind Energy Systems in commercial zones and high density zone.**
   
   Consensus to not allow such systems in the Historic District. Allowing the systems in the C-T and C-H zones is acceptable.

5. **Building heights in the historic downtown, the non-historic CC zone and the CC-II zone.**
   
   The current standard in the Historic District is 35 feet for the C-C zone. The Planning Commission is proposing 45 feet in the C-C zone. After discussion, consensus is to go with 45 feet.
6. **Removing office uses in the C-T zone.**

The Planning Commission wishes to remove all office uses as a permitted use in the C-T zone. Consensus was to remove offices as a permitted use in the C-T zone.

7. **Franchise architecture.**

The Planning Commission proposes removing a provision that would not allow types of franchise architecture that would be difficult to adapt to other uses.

Consensus is franchise architecture is not a concern.

8. **High Visibility Street Corners.**

The Planning Commission proposes removing a provision requiring special design at select intersections.

Staff noted from a regulatory perspective having such corners designated on the maps would be easier. Council would like the maps to be more defined. Consultant will work on defining.

9. **Bicycle Parking.**

The Planning Commission has provided updated language for 15.55.030(E) Bicycle Parking.

Consensus for two bicycle spaces for every five vehicle spaces.

10. **Signs.**

Language for “windsock/feather” signs needs to be added.

"Exempt signs" should be "Signs and Banners". The language in 15.56.180(G) needs to be tightened.

**Well Signs/Murals.** Consensus for 2x3 size.

**Projecting and Banner Signs.** Discussion of how much projection should be allowed in the Historic District. Council wants to allow these signs in the Historic District.

**Pole Signs.** The current code has a maximum 35 foot height for signs in the all C, I, and R-O zones, but with a provision for up to 100 feet in the C-T zone for freeway oriented signs. The proposed code allows pole signs up to 35 feet maximum only in the C-T zone within 1/2 mile of I-90. Setback from the street is 200 feet from the rear of the property. Council would like to see concentric circles with a ten foot setback.

**Residential Office Signs.** The Planning Commission recommends not allowing monument signs in the R-O zone. Staff recommends considering new language to allow these types of signs in the R-O District in place of monument signs. Consultant will create a name for these types of signs.

11. **Thresholds for major vs. minor design review and should minor projects be administratively reviewed?**

The proposed Landmarks and Design Commission (LDC) standards of 15,000+ square feet for a non-residential building and 10+ units for a multi-family building will be easier to interpret. Consensus to go with the proposed standards.

12. **Interim recycling facilities, police and public agency or utility yards in C-T zone.**
Staff to clarify/define “interim recycling facility” and review recycling contract with Waste Management. Police station is not a concern.

13. **Wireless antennas on P-R zoned property.**
Consensus to continue to allow wireless antennas on P-R zoned property.

14. **Prohibition of reverse frontage lots in new subdivisions.**
Planning Commission wants to prohibit the lots everywhere—its particular concern is with arterials. Consensus to pursue prohibition everywhere.

15. **Umptanum Road street frontage designation as Secondary or Secondary 2.**
Consensus was to eliminate the Secondary Street 2 designation.

**ADJOURN** Motion to adjourn at 9:07 p.m.  

Elliott  

Approved

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Mayor

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ATTEST:  
City Clerk