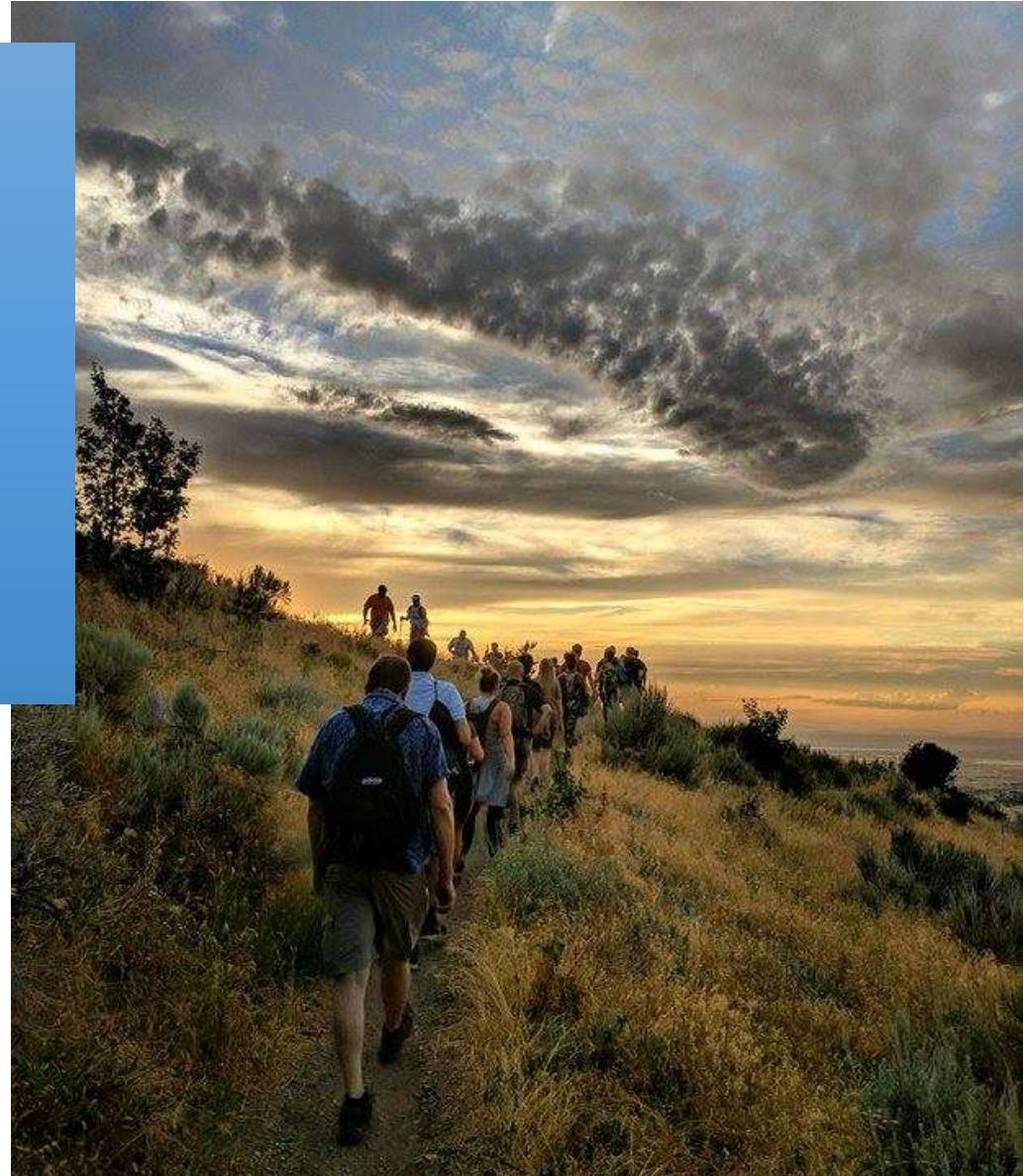


PLANNING COMMISSION MEETING

October 10, 2023
6:30 p.m.



CITIZEN COMMENT

DRAFT SUBDIVISION ORD.
Ch. 6 PUDS, CONDOS, MOBILE
HOME & RV PARKS

13-6-010: PUDs

Create a process for PUD subdivision which meet standards of regular subdivisions and provisions for modified standards as a PUD

Section A-C

- *Purpose to consolidate open spaces by clustering*

Section D

- *Process for review same as Chapter 5 Subdivisions*

Section E

Lists process for modification of standards not specifically listed in the PUD section

- *Application for modification*
- *Staff Review*
- *PC Public Hearing*
- *PC recommendation to CC*
- *CC approval of modification*
- *PC has the option to conditionally approve a preliminary plat upon approval of the modification by CC or table preliminary plat*
- *Examples of modifications-length of a dead-end road, maximum slope of street, modification to install sidewalk on only one side of a street, change in the maximum density, etc.*

13-6-010: PUDs

Section F

- *Specifies that PUDs in P-Districts must have a development agreement with all design standard variations.*

Section G

- *PUDs must comply with the underlying zoning in relation to use and density of that zone.*

13-6-010: PUDs

Section H

PUD Standards

- Minimum development size established by PC
- Perimeter setback 15 feet
- Increase perimeter setback to 25' for buildings over 2 stories in height when adjacent to single family zones/uses
- Front street setback 20 feet
- Front setback from a perimeter or physical barrier like a retaining wall 25 feet

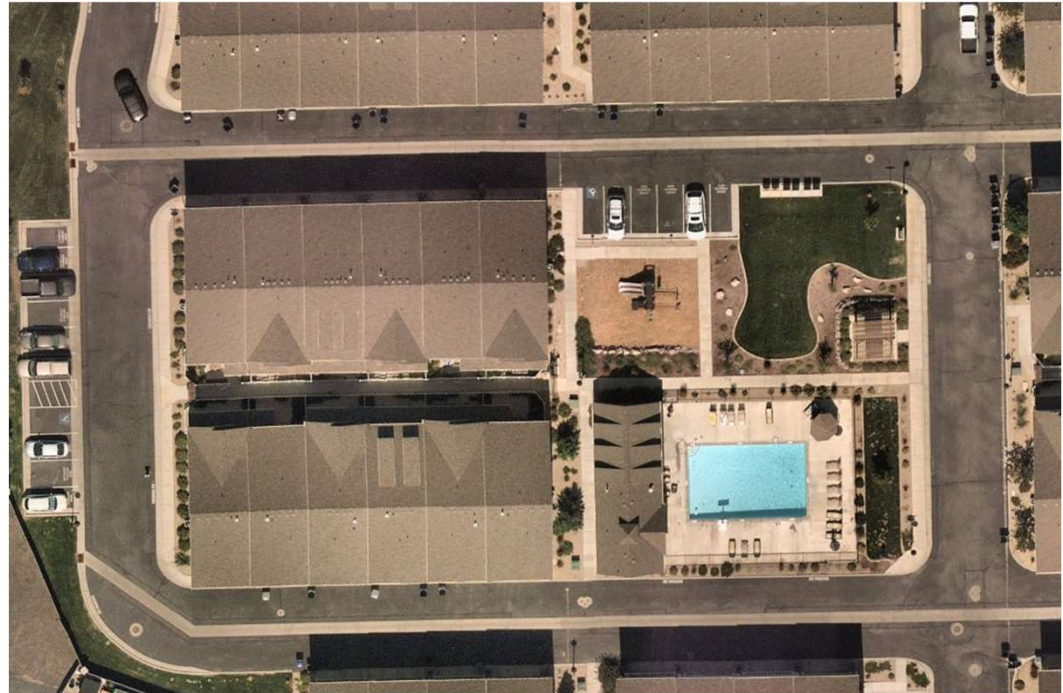


13-6-010: PUDs

Section H

PUD Standards

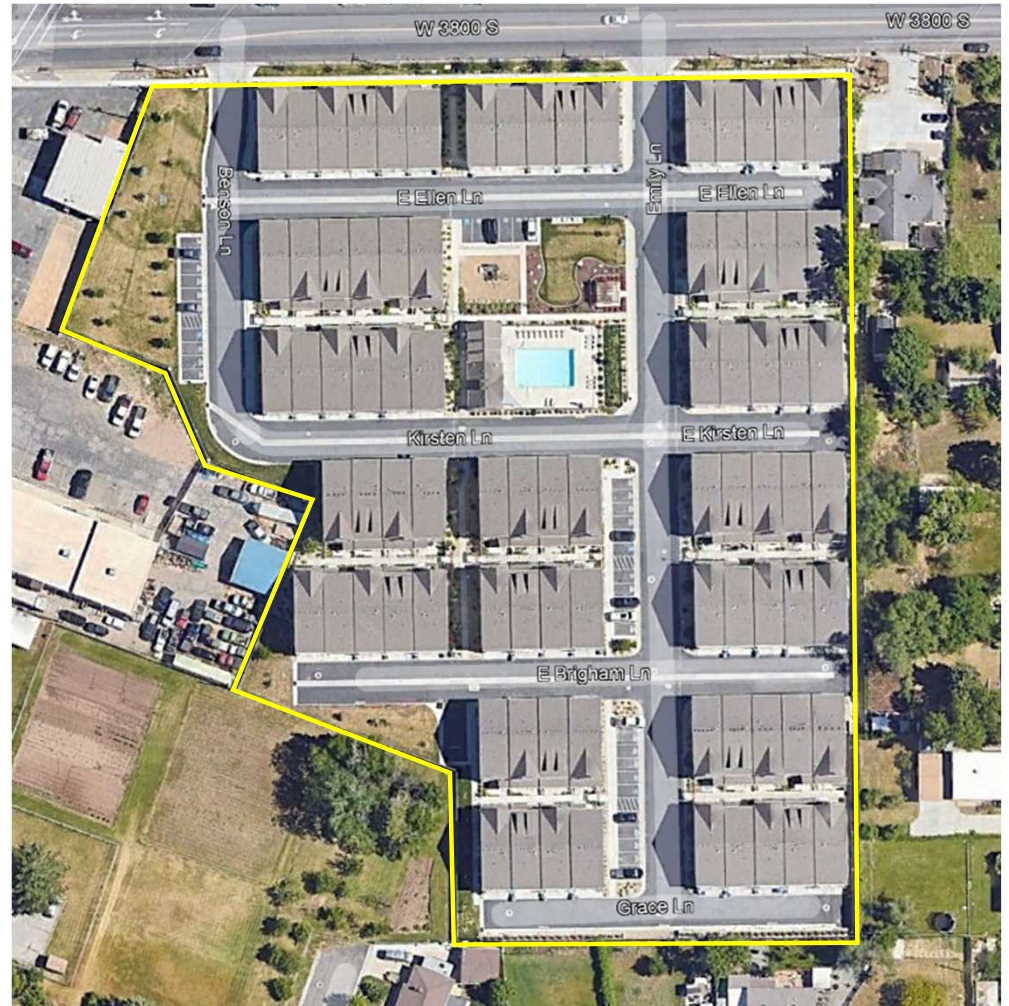
- *Building separation (facades/courtyards) 30 feet*
 - *Encroachment of porches, patios, awnings, decks up to 5 feet*
 - *Fenced front courtyards limited to 10 feet*
 - *Min. 5 foot walkways in separation areas*
- *Building separation rear facades (no garage access)*
 - *30 feet*
 - *Fenced limited common area of 15 feet*
- *Building separation side facades*
 - *25 feet*
 - *5 foot walkways*
- *Rear Setback (alley loaded garages)*
 - *5 feet from garage door to alley/private road*
- *Private Street width*
 - *26 feet r.o.w.*
 - *24 paved*



13-6-010: PUDs

Section H *PUD Standards*

- **Driveways**
 - Where required or provided minimum 22' long
- **Parking**
 - Based upon Title 10, Chapter 6
 - May be reduced based on bedroom count
 - Studio/1-bdrm 1.25
 - 2-bdrm 1.75
 - 3+bdrm 2.25
 - Required 1 covered space per unit for exclusive use/permanent use
 - Further reduction via modification approval by CC based on:
 - Parking study
 - Development type
 - Proximity to transit
 - Proximity to shared parking facilities
 - Other unique circumstances



13-6-010: PUDs

Section H *PUD Standards*

- *Front Facades on slopes*
 - *Front door no lower than the curb height at the street level*
 - *Front door no higher than 3 feet above curb height*
- *Lot area, width, yard, height and lot coverage determined by PC*
- *Required to provide free flow of air and direct sunlight (not overcrowded)*
- *Solar access maintained*



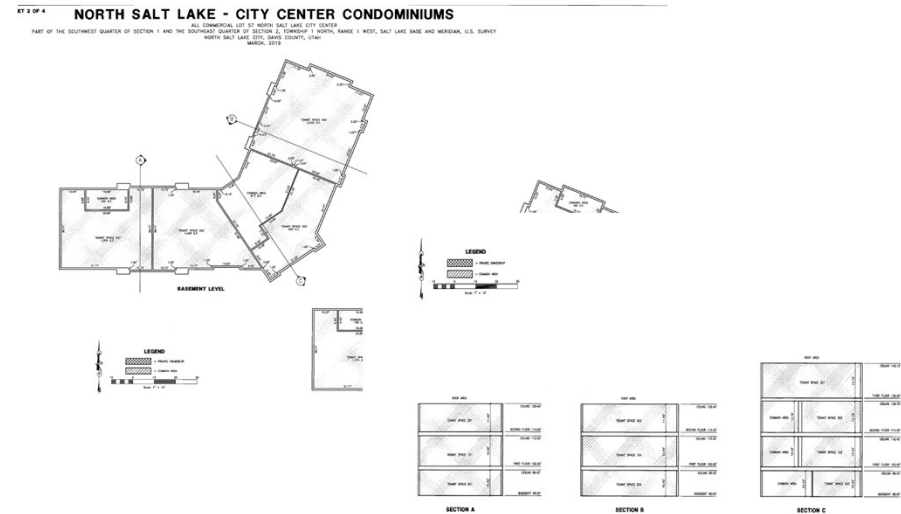
13-6-010: PUDs

Section I

PUD Standards

- *Water efficient landscaping*
- *Dedication of public spaces*
- *Easements for permanent open spaces*
- *Common area rules under condo legislation*





13-6-030: Mobile Homes & RV Parks

Section A-B

- *Applicability & Intent statements*

Section C

- *Standards for where mobile homes may be located in the city*
- *Standards for RV storage*

Section D

- *Standards for required facilities*
- *Removes section requiring annual inspection of each mobile home. This is not something that can be reasonably done, nor has it been done.*
- *Updates the language for guarantees for permanent retention of open spaces.*
- *Standards for design of parks*



DRAFT SUBDIVISION ORD.
Ch. 7 PLAT AMENDMENTS & LOT
LINE ADJUSTMENTS

13-7-010: Plat Amendments

Existing language from 10-7-7(H)

Section A

- *Application Requirements*
- *Envelopes for amendments requiring public hearings*

Section B

- *Applicability*
- *Staff Review*
- *PC Review/Approval*
- *PC Recommendation to CC for amendments that vacate a right of way or P.U.E.*

Section C

- *Lot Line Adjustments*
- *Approved by staff*
- *Application Requirements*
- *Appeal to PC if denied by staff*

TITLE 13 SUBDIVISIONS

Review Schedule:

7/27: Ch. 1-3

9/26: Ch. 4 Minor Subs
Ch. 5 Subdivisions

10/10: Ch. 6 PUDs, Condos, etc.
Ch. 7 Plat Amendments

10/24: Ch. 8 General Requirements for all Subdivisions

11/14: Ch. 9 Essential Improvements

11/28: Final Review & Table of Contents

12/12: Ch. 3 Amendments and Rezones
Ch. 7 Conditional Uses

1/9/2024: Planning Commission Public Hearing & Recommendation

1/16/2024: City Council Agenda (required adoption by 2/1/2024)

2024: Other Code Updates Needed

- Commercial & Industrial Zones
Conditional Uses Lists
- Sign Code
- Geohazards Updates (City Engineer)
- Accessory Building Setbacks
- Water Wise Landscaping
- Short Term Rentals
- Legislature 2024 ???

ACTION UPDATE

MINUTES

ADJOURN