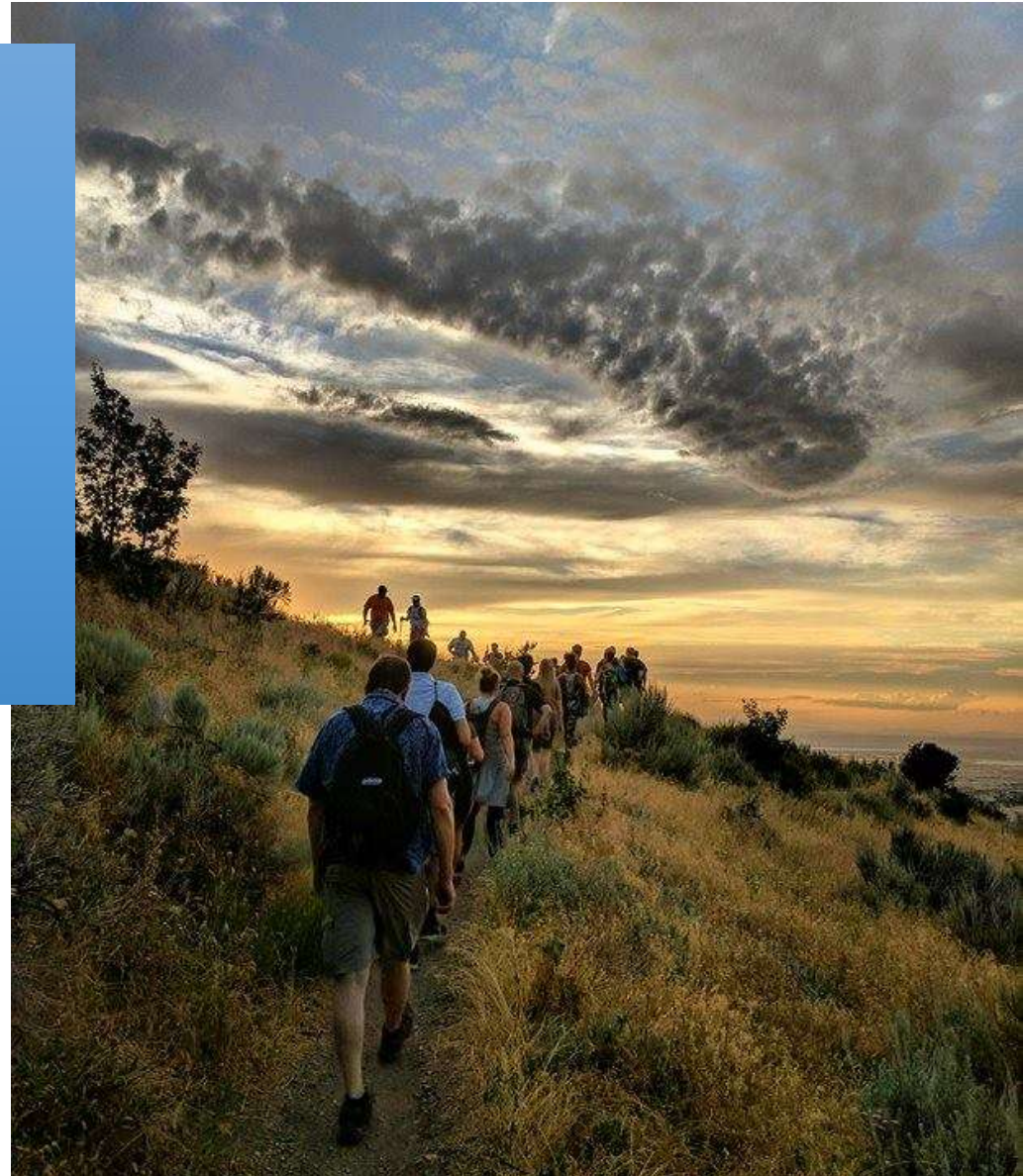


PLANNING COMMISSION MEETING

October 24, 2023
6:30 p.m.



CITIZEN COMMENT

DRAFT SUBDIVISION ORD.
Ch. 8 GENERAL REQUIREMENTS
SUDIVISION DESIGN

Chapter 8: General Requirements (Subdivision Design)

Section 13-8-010 General Standards

This section contains existing language from 10-7-3, with updated language to meet state code

- *Ownership*
- *Landscaping, fencing, and screening*
- *Signs and lighting*
- *Planting plan for common areas*
- *Water/Sewer required*
- *Design to conform to CFP, adopted maps*
- *Conformance to standards/ordinances*
- *Preserve natural terrain*
- *Address geologic hazards*

Section 13-8-020: Subdivision Layout

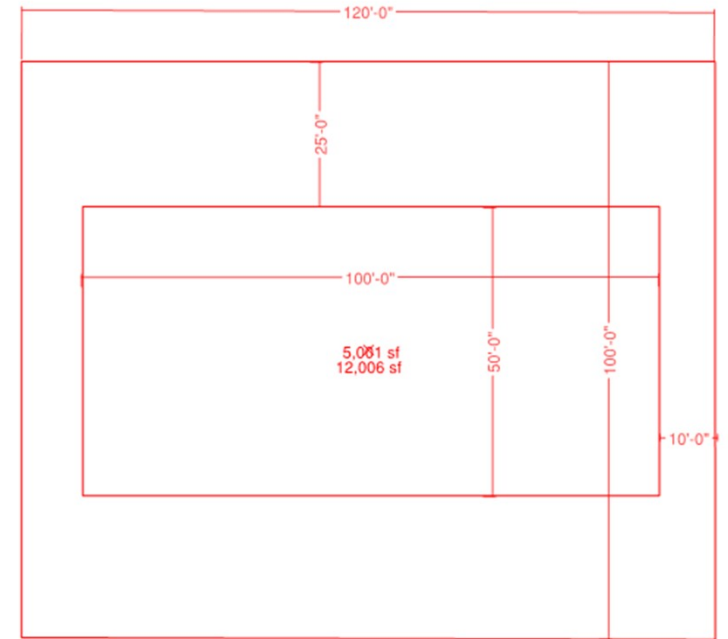
New Language

- *Conformance to General Plan for infrastructure, active transportation*
- *Preservation of natural environment, trees, waterways*
- *Adjoining existing streets*

Section 13-8-030: Lots

Some existing language from 10-7-7-K-3 and updated

- *New lots should be buildable, not impractical due to slope, shape, etc.*
- *Cannot be divided by city or county line*
- *Wedge lots must meet minimum frontage for zone*
- *Side lot lines perpendicular to street*
- *Front on a public or private street and meet minimum frontage*
- *Double frontage lots prohibited, unless topographic constraints*
- *Corner lots have an equivalent building area*
- *Slope of lots*
 - *Current Code defines an unrestricted lot as a lot with 5,000 sq. ft. of buildable area less than 30% slope (min. width 50')*
 - *Average less than 30%*
 - *No 30% in building envelope*
 - *No 30% in lots less than 12,000 sq. ft.*
 - *Buildable area for lots over 12,000 sq. ft. be a minimum of 5,000 sq. ft.*
- *No remnant parcels (all land should be in a lot)*
- *Lot numbering by phasing*
 - *Phase 1: 101, 102, etc.*
 - *Phase 2: 201, 202, etc.*



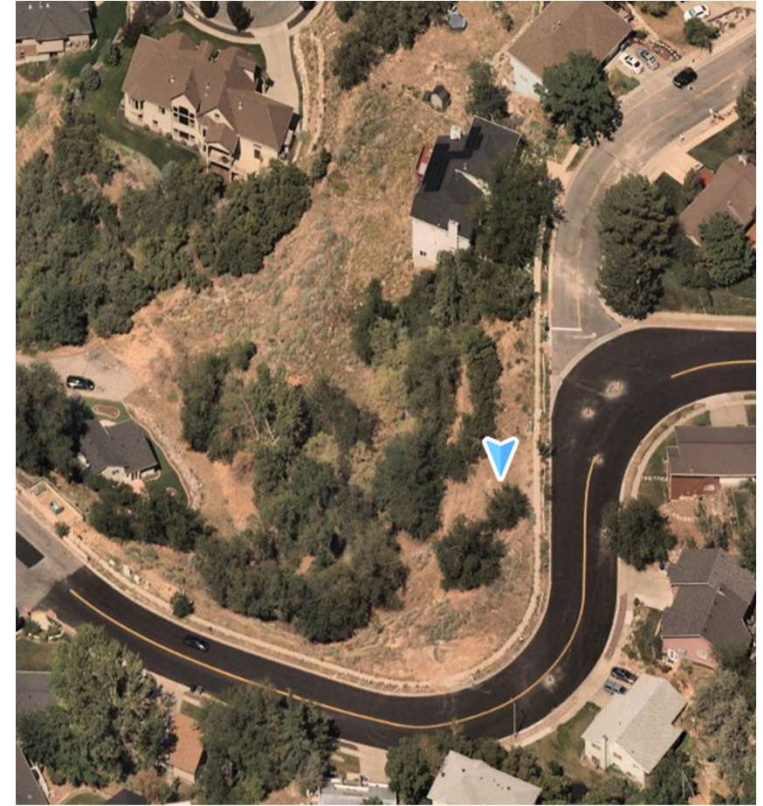


Lot Size:

- 0.61 Ac
- 26,571 sq. ft.

Elevation:

- At Sidewalk 4745'
- West side of lot 4679'
- 66 feet of fall over 200'
- 33%

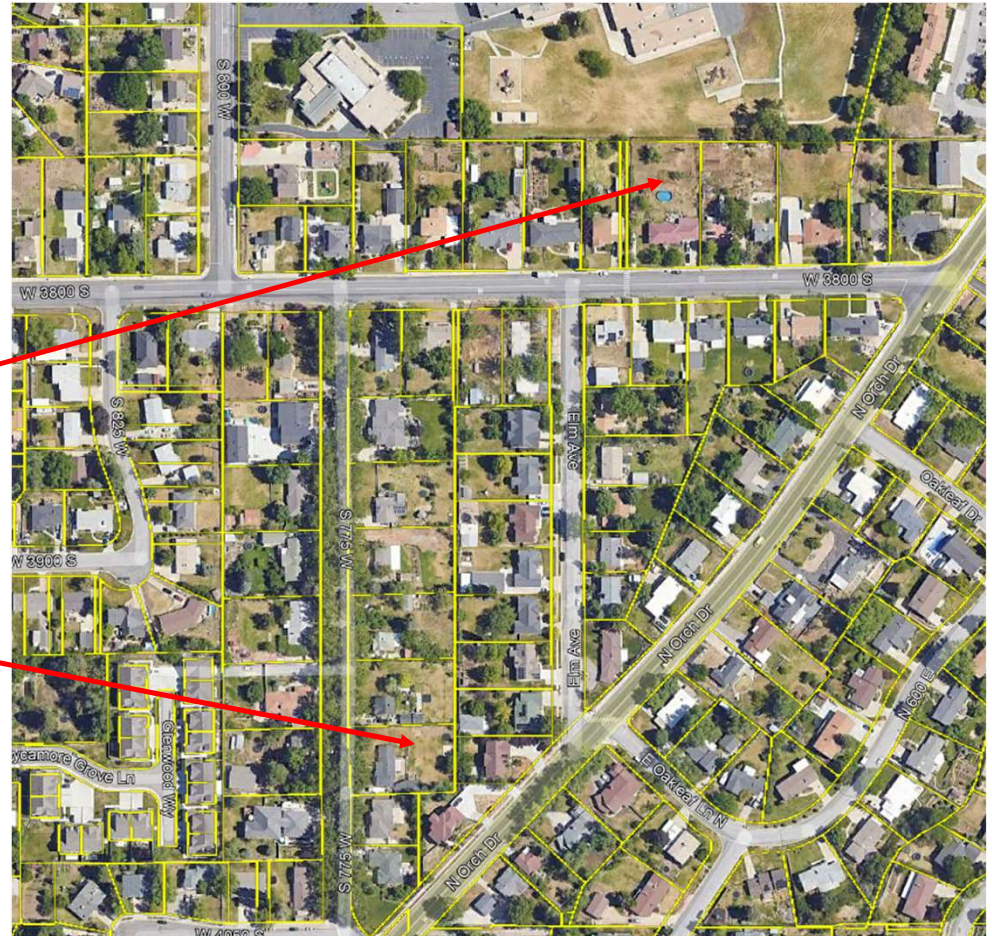


Existing language from 10-7-8

- *Current code does not allow flag lots to be created in existing subdivisions*

Not in a Subdivision

In a Subdivision





Section 13-8-040: Flag Lots

Existing language from 10-7-8

- *Current code requires 30' staff with 20' drive*
- *2 flag lots next to each other can be 25' each for a total of 50' (same width as a public street) with shared 20' drive (30 feet of landscaping)*

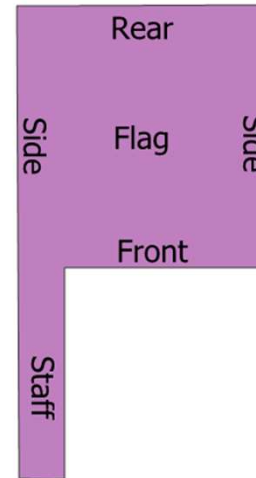


Section 13-8-040: Flag Lots

Existing language from 10-7-8

Proposed amendments for discussion

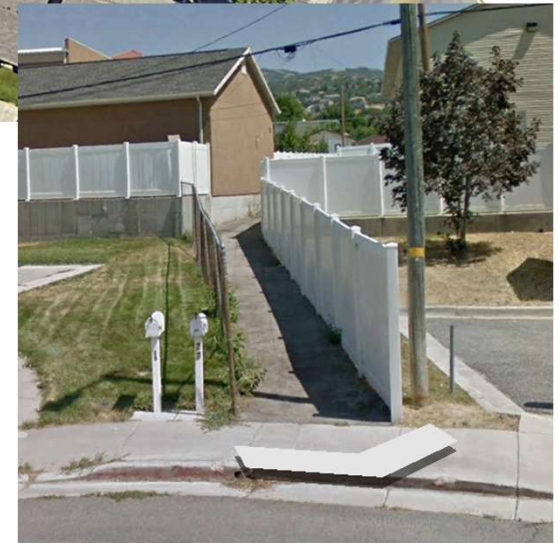
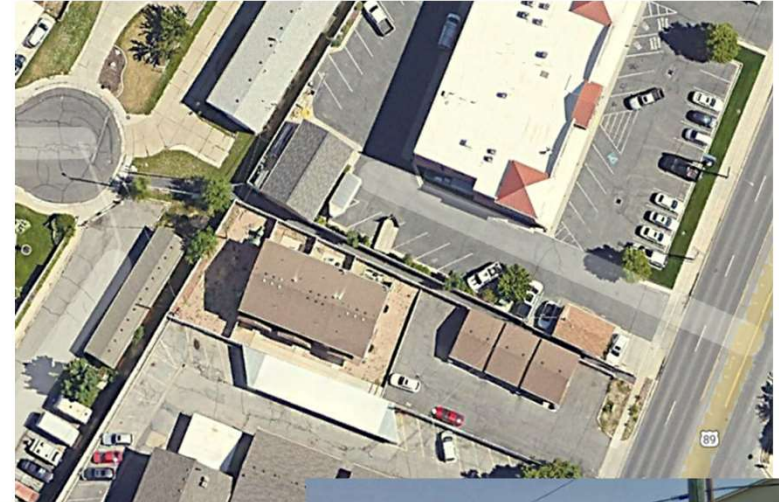
- *Remove restriction on already subdivided lots*
 - *Missing middle housing/affordability*
 - *Underutilized property*
 - *Reduced lawn/outdoor water use*
- *Setbacks*
 - *Currently requires same front/rear setbacks?*
 - *Allow PC to determine which p.l. is front?*
 - *Side setbacks on existing homes?*
- *Staff width*
 - *Single staff width 30 feet w/20' drive*
 - *Allow shared staff width of 30 feet w/shared 20' drive*



Section 13-8-050: Blocks

Existing language from 10-7-7-5-11, amendments previously discussed in form based code

- *Reduce block length minimum from 400 to 300 feet*
- *Midblock pedestrian access (through lots)*
 - *Is this something we want?*
 - *Who maintains?*
 - *16' easement/8' paved/concrete*
- *Width of blocks (2 tiers of lots)*



Section 13-8-060: Streets

Existing language from 10-7-7-K-4

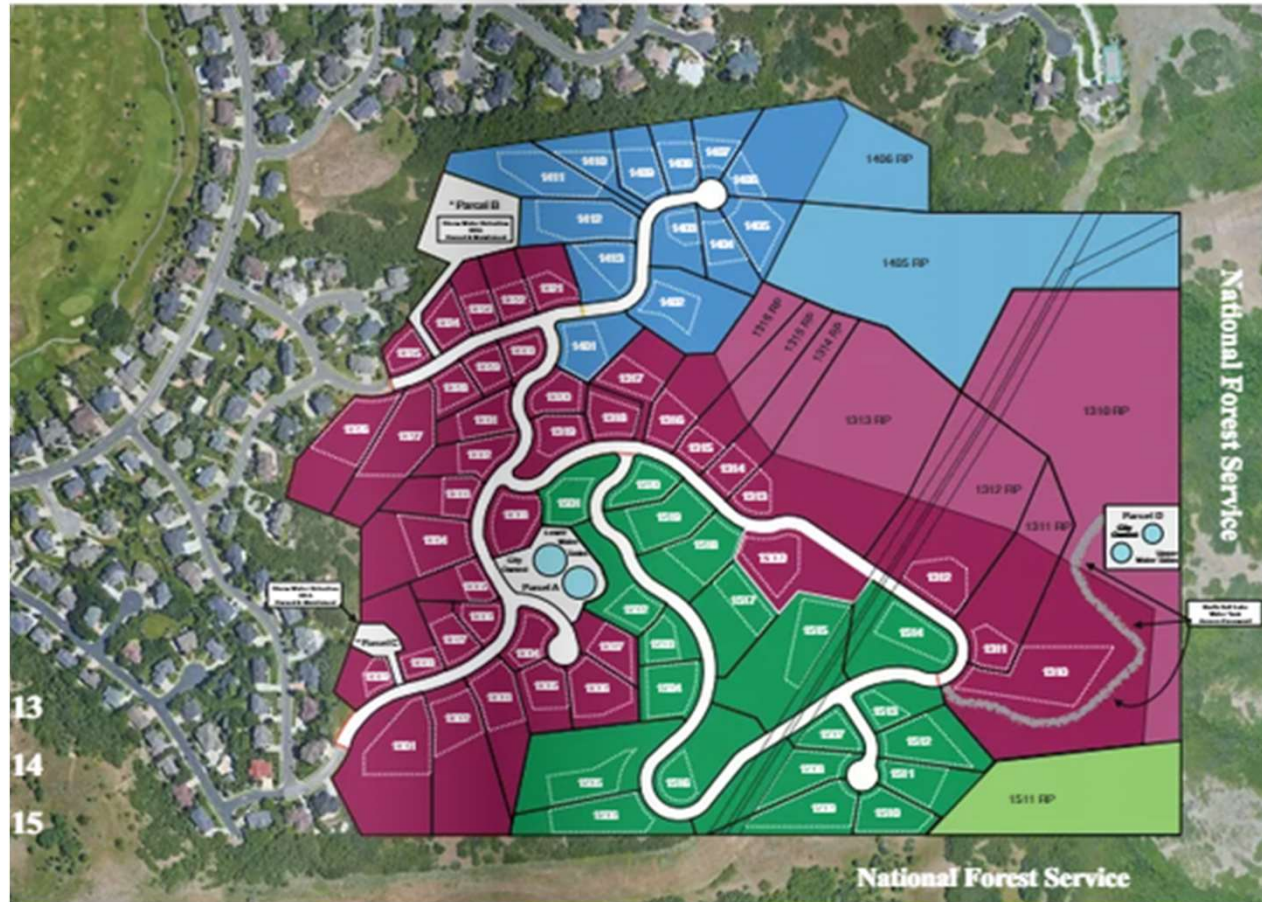
- *Update tables with pavement width, rather than curb face width*
- *Private streets same width as public streets for single family developments*



Section 13-8-060: Streets

Existing language from 10-7-7-K-4

- *Dead end streets only to address topography or in cluster subdivisions*
- *Streets serving 30 or more dwelling units or lots, must have a second means of egress*
- *Street name guide*
- *No cardinal directions in street name, ex: "North County Drive"*
- *Clarify that private streets meet the same construction standards*
- *Private streets require sidewalk on one side*
- *May require traffic study as needed*



Section 13-8-070: Landscaping

Existing language from 10-7-7-7-K-24

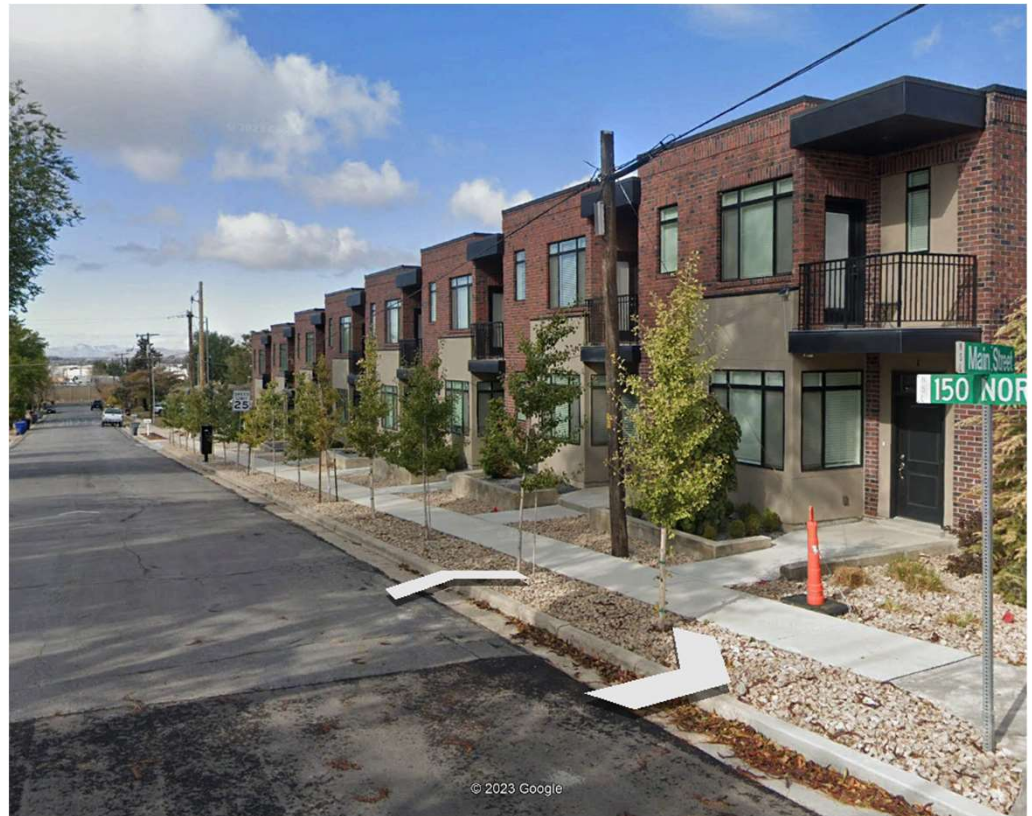
- *Landscaping on cuts/fills*
- *Preservation of existing landscape and trees*
- *Landscaping in geohazard areas must meet recommendation of approved study & water efficient ordinance*
- *Specifically reference the water efficient landscaping ordinance*
- *Landscaping for Hwy 89 & Town Center*
 - *Follow master plan cross section*
 - *Fencing: decorative metal with ped openings every 150 feet*
- *Landscaping along Redwood Road*
 - *Make walls optional, not mandatory for residential development*
 - *Add option for decorative metal fencing*
 - *Require ped access every 150 feet*



Section 13-8-080: Utilities & Easements

Existing language from 10-7-7-K-14

- *Update from 7.5 feet PUE to 8 feet*
- *Update front PUE to 10 feet*
- *Require underground utilities (even for existing) and provide method for exemption from City Council*



Section 13-8-090: Watercourses

New Language

- *Requires dedication of stream channels or drainage easements*

Section 13-8-100: Dedication of Streets and Trails

Existing Code 10-7-7-F

Section 13-8-110: Solar & Other Energy

Existing Code 10-7-7-J

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