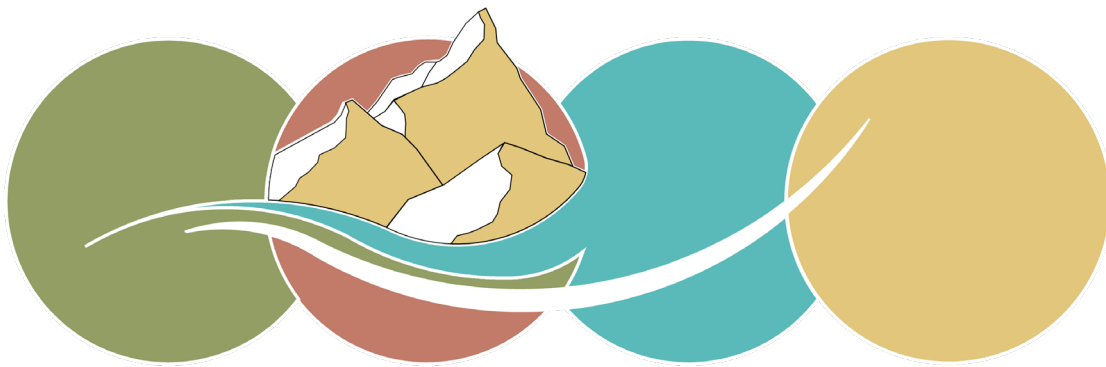




MILLCREEK

TOGETHER
CODE UPDATE

JOINT SESSION KICKOFF

JULY 20, 2022, 5:00 PM



AGENDA

Introductions

Project Overview and Schedule

Public Engagement + Preliminary Findings

Discussion

Next Steps





JENNIFER GARDNER

Senior Planner, Project Manager



OLIVIA CVETKO

Planner



JOHN JANSON

Local Liaison and Code Drafting



JOE MOSS

Planner, Assistant Project Manager



SOPHIE FRANKENBURG

Planner



MEGAN RYAN

Land Use Consultant and State
Law Understanding



PROJECT OVERVIEW & SCHEDULE

PROJECT GOALS

Modernize Standards

- Update **uses, space limits, subdivision and design standards** to meet current needs
- Make **great development** easy
- Encourage **health and sustainability**
- Provide **enforceable tools**
- Ensure development can **meet objectives** of the General Plan

Focus on User Friendly Format

- Incorporate **graphics, charts and tables** whenever possible
- Language That is **clearly defined and uniform**
- Eliminate redundancies and **bring together** fragmented standards
- Establish **clear criteria** for processes

PROCESS

Listen

Listen to the community's goals and values

- One-on-one interviews
- Steering Committee
- Online surveys

Review + Assess

Review the existing code to identify:

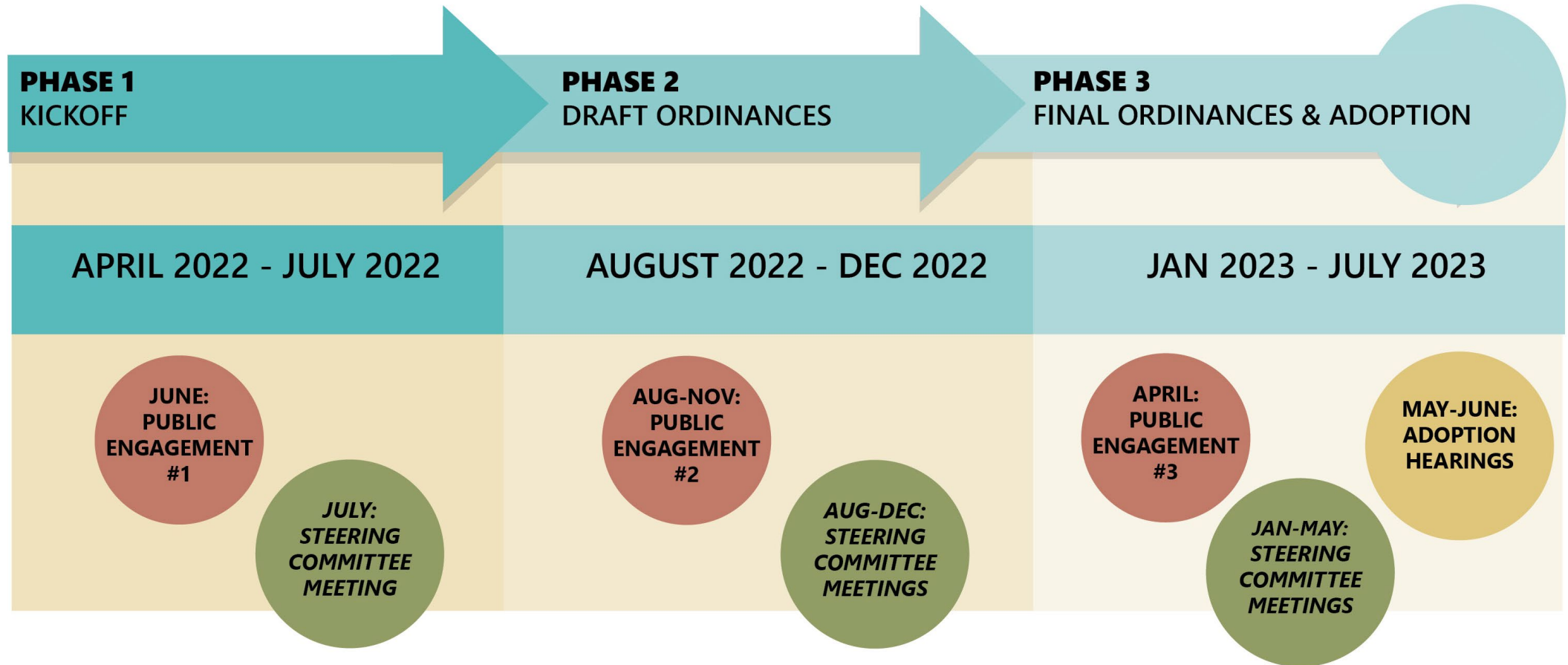
- Inconsistencies
- State Law Compliance
- Conflicts with core policy documents
- Areas for improved process
- Gaps between goals and the current code

Draft

Drafts broken down into various modules will be reviewed by:

- Staff
- Steering Committee
- Planning Commission
- City Council
- Public Review

TIMELINE

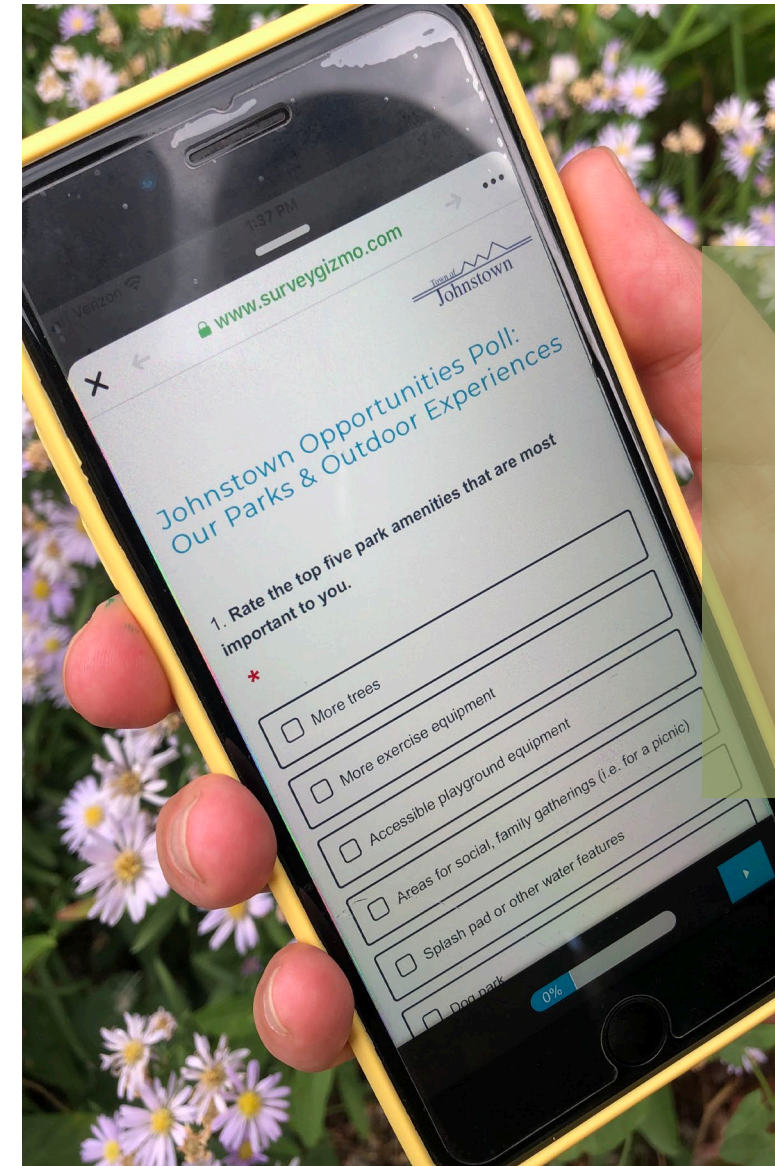




PUBLIC ENGAGEMENT

PUBLIC OUTREACH METHODS

- Website
- Social Media
- Newsletters
- Online Questionnaires
- Public Outreach Events
- Informational Materials Around the City
- Steering Committee
- One-on-one Stakeholder Interviews



PRELIMINARY FINDINGS

Zoning

- More flexibility to create mixed uses (building envelope, setbacks, lot size, 30% requirement, suburban parking standards)
- Encourage missing middle housing typologies
- Increase flexibility in building envelopes
- Proliferation of storage unit uses
- Encourage small scale mixed uses
- Vary zone standards for different town centers
- Flag lot policy/setbacks

Development Standards

- Address compatibility between new multifamily massing and existing land uses – enhance design variability
- Urban design and architectural standards, especially on major corridors (doors to the street, building height versus setbacks, open space needs, etc.)
- Incentives to remove nonconforming signage and billboards
- Increased landscaping requirements that would allow for more water-wise practices.
- Driveways widths/aesthetics

Process

- Clear Expectations of process including reasonable timelines
- Education on Administrative decisions versus Legislative
- More informative applications
- Streamline review steps, especially for simple application types
- Public involvement in PUD process
- Use declared legal through special exception – state law issue



DISCUSSION

What application types could or **should be reviewed administratively**?

Type of Review	Planning Dept.	Community Councils	Planning Commission	City Council	Appeal Authority	Meeting Type	
Land Use Permits (SFDs, accessory buildings, etc.)	D				AA	Public Meeting	
Conditional Use Permits	R	R	D		AA	Public Meeting	
Permitted Use	D				AA	Public Meeting	
Conditional Use Major Amendment	R	R	D			Public Meeting	
Boundary Line Adjustment	D					NA	

DISCUSSION

What application types could or **should be reviewed administratively?**

	Staff	Community Council	Planning Commission	City Council	Appeal Authority	Meeting Type
Concept Plan Subdivision Plan	FR – 10+ lots					
Preliminary Subdivision Plat	R	R	D			Public Meeting
Final Subdivision Plat	D					NA
Subdivision Amendment	D					NA
Minor Subdivision (10 lots or less, would include flag lots)	D					NA
Planned Unit Development (could include a Development Agreement)	R	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing

DISCUSSION

What application types could or **should be reviewed administratively?**

	Staff	Community Council	Planning Commission	City Council	Appeal Authority	Meeting Type
Street and/or Easement Vacation	R	R	R	D		
Business License	R (Zoning review only)					
Variance/Appeal	PI				D	Public meeting
Zoning Map Amendment (Rezoning include a Concept Plan) and/or Text Changes to the Zoning and Subdivision Ordinances	R	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing

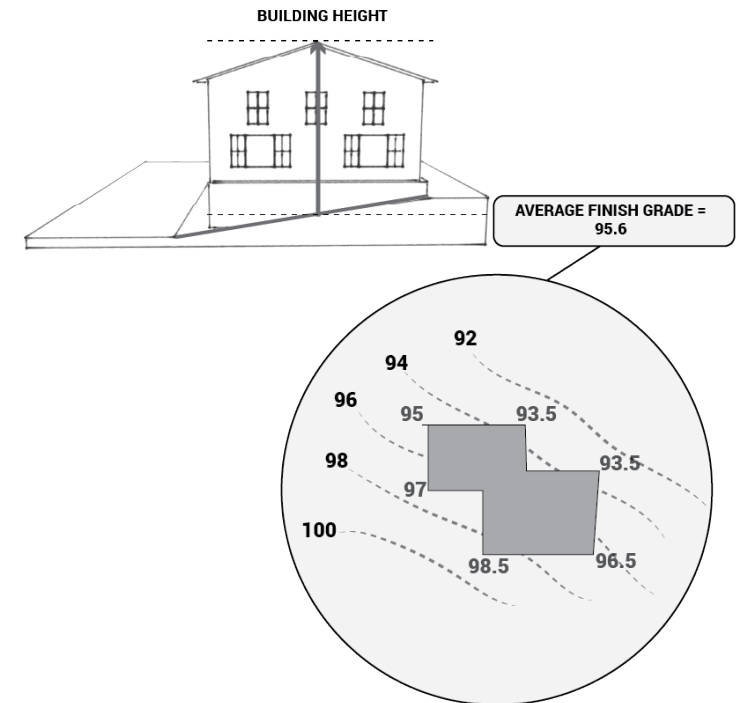
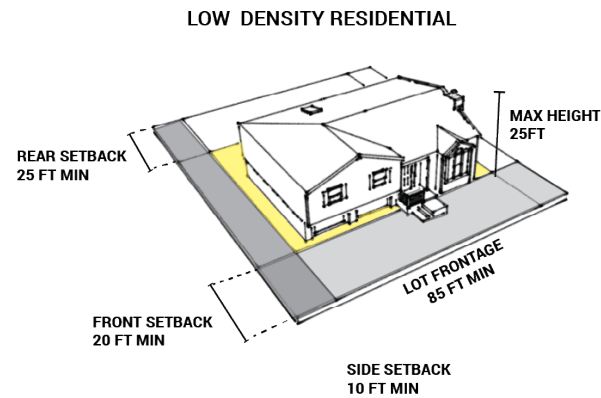
DISCUSSION

What application types could or **should be reviewed administratively?**

	Staff	Community Council	Planning Commission	City Council	Appeal Authority	Meeting Type
General Plan Adoption or Amendment	R	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Annexation Petition (includes concept plan, development agreement and a zone designation)	R	R	R	D		Planning Commission holds a Public Hearing. City Council holds Public Hearing
Development agreements	R	R	R	D		PC holds a PH. CC holds a PM or PH

DISCUSSION

What tools should be included in the code to support you in decision making?



DISCUSSION

What urban design criteria would you want to see incorporated into **design standards**?



Unique windows and rooftop fenestrations

Variety of architectural styles and features



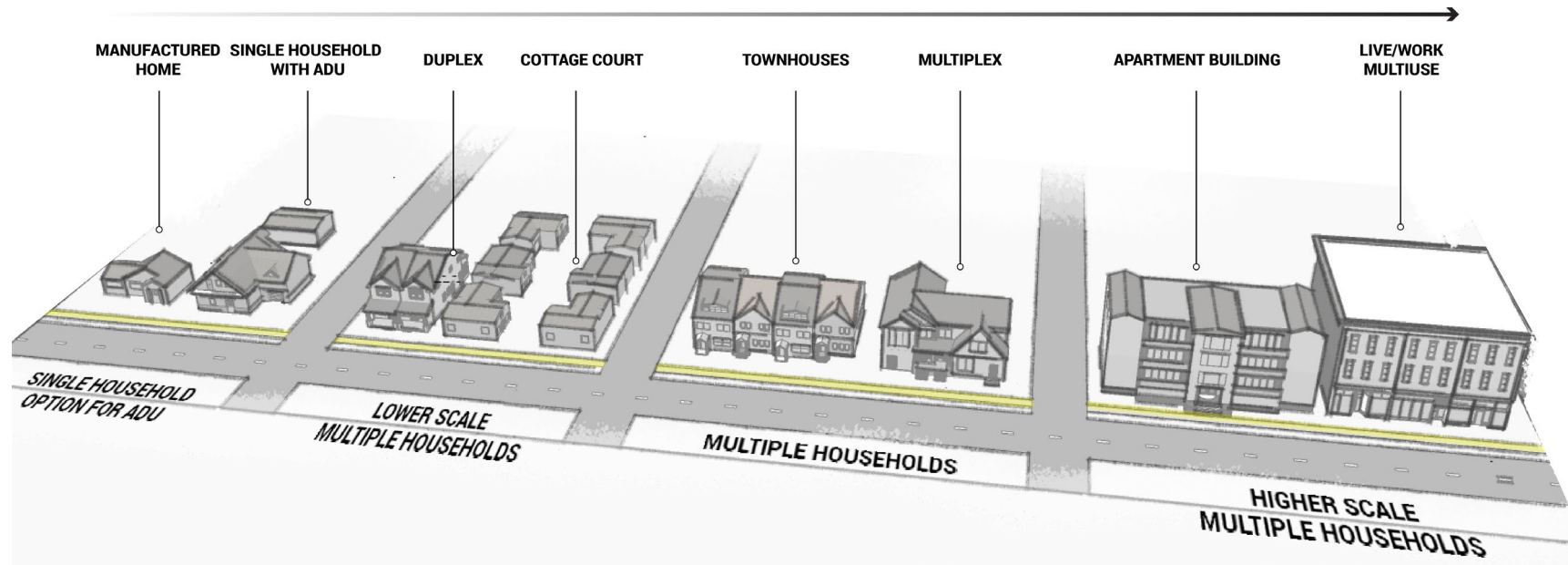
Stepped back upper floors for compatibility with 2-3 story buildings

Facade variation for longer buildings

Outdoor and rooftop gathering spaces

DISCUSSION

How could we encourage more **missing middle housing** development in Millcreek?





NEXT STEPS

NEXT STEPS

- Steering Committee/Tour
- Code Assessment Report
- Public Engagement
- Draft Module 1





THANK YOU

Name your top priorities for the code update.



What public health challenges could be addressed with the code update?

Safety

Walkable neighborhoods

Safety within public spaces

Safety

Sustainable development; climate friendly

More Open Space

Smart traffic management

Clean air, noise

Idling vehicles at drive-thrus.
Prohibit on red-air days as determined by the state.

What public health challenges could be addressed with the code update?

Air quality, water quality and availability, and personal health (obesity, diabetes, etc).

How to handle the growth and development of the city in a healthy and safe manner

Sustainable development

Climate warming

Clean air

moderate density and multiple modes of transportation

Safety

Air quality

Traffic control

What public health challenges could be addressed with the code update?

Traffic calming in certain applicable areas

Reduction in doughnut consumption

too much traffic