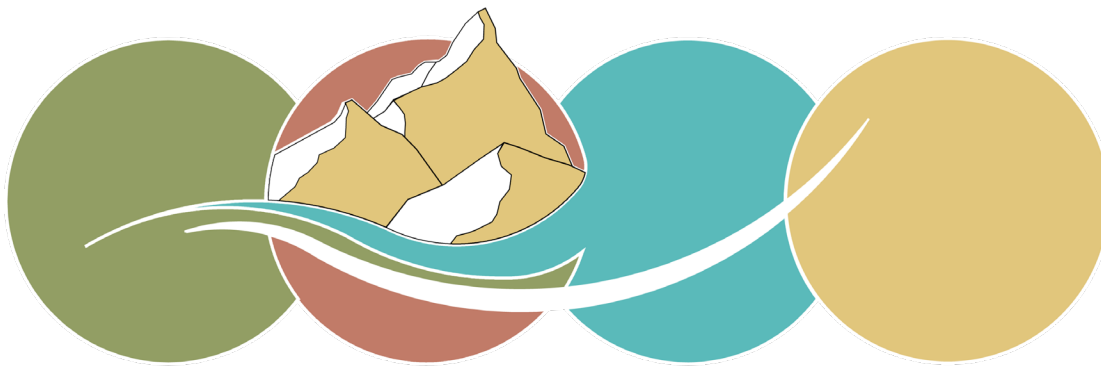




MILLCREEK

TOGETHER
CODE UPDATE

JOINT SESSION MEETING 2

OCTOBER 26, 2022



AGENDA

Project Overview

Tour Findings

Public Engagement

Assessment Findings

Next Steps





PROJECT OVERVIEW

GUIDING PRINCIPLES

Legibility

- Ensure that the code is user-friendly
- Consolidate and unite.
- Language that is clearly defined and uniform.

Quality Development

- Make great development easy
- Encourage community health and sustainable development practices

Administrative

- Build the right procedures
- Provide enforceable tools

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:

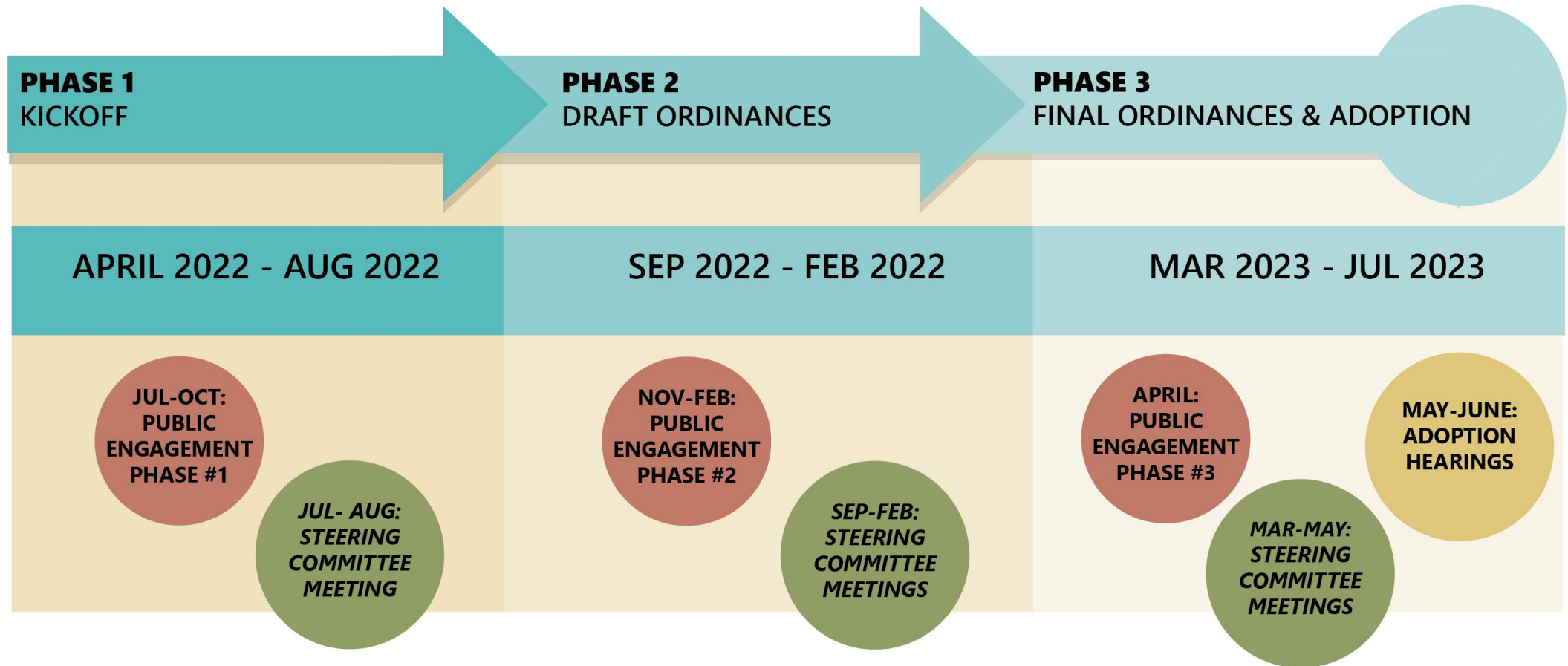
- Inconsistencies
- State Law Compliance
- Conflicts with core policy documents
- Areas for improved process
- Gaps between goals and the current code

Draft

Drafts broken down into various modules will be reviewed by:

- Staff
- Steering Committee
- Planning Commission/City Council
- Community Councils/Public Review

TIMELINE





- July 29, 2022
- 3-hour tour
- 16 Sites visited including:
 - Mixed-use
 - Attached Single Family
 - Multifamily
 - Millcreek Common
 - Commercial

CITY TOUR RECAP



Site Layout Standards

- Setbacks
- Parking
- Loading
- Open Space
- Landscaping
- Amenities

Architectural Standards

- Height limits
- Bulk and scale
- Articulation and visual interest
- Materiality

Urban Design Standards

- Building entrance locations
- Relationship to the street
- Location of active uses

CITY TOUR TOPICS OF INTEREST



PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT

- Project Page on City Website
- Newsletters
- Phase 1 Online Questionnaire
- 2 Steering Committee Meetings
- One-on-one Interviews



QUESTIONNAIRE TO DATE

339 Responses
Total

5 open ended
questions

Contact
Preferences

Demographics

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

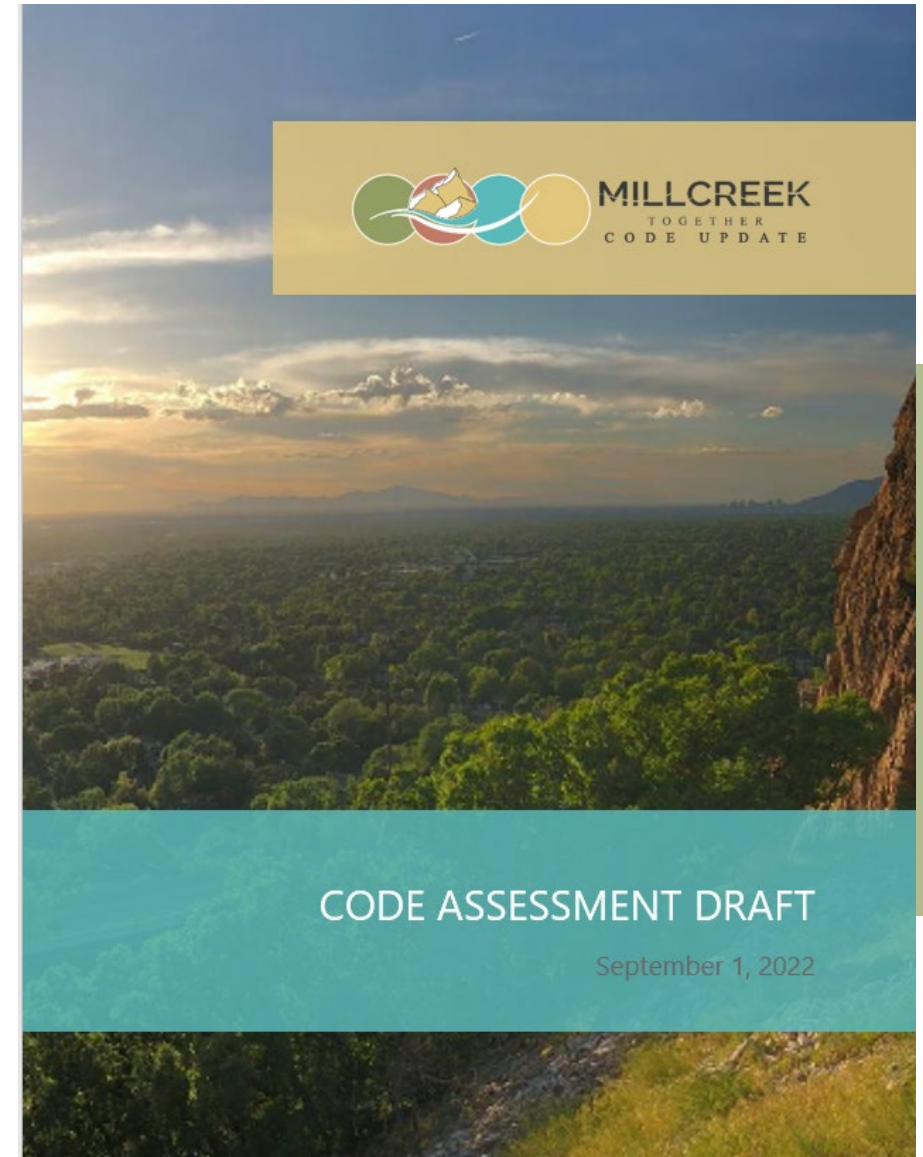
- Clear Expectations of process including reasonable timelines
- Education on Administrative decisions versus Legislative
- More informative applications
- Streamline review steps, especially for simple application types
- Public involvement in PUD process



CODE ASSESSMENT SUMMARY

CODE ASSESSMENT THEMES

- Health & Environment
- Unique Neighborhoods
- Vibrant Gathering Places
- Thriving Economy



GENERAL NOTES

- Combine subdivision and zoning into a single code
- Move engineering standards to Title 14
- Update language for consistency and compliance
- Include more graphics, tables and pictures
- Move definitions to a single section
- Build a procedures section with a table to show processes and general and specific review procedures

TITLE 18 SUBDIVISIONS

- Restructure and simplify
- Some minor subdivisions could be administratively approved
- Incorporate the flag lot policy

TITLE 19 ZONING DISTRICTS & USES

- Restructure and simplify
- Eliminate unused or unneeded districts & combine similar districts
- Review permitted uses versus conditional use current classifications
- Establish clear criteria for conditional uses, which could be administratively approved
- Review prohibited uses where categories of use (like "retail") are permitted

TITLE 19 ZONING OVERLAYS

- Update as needed and establish citywide standards
- Consider combining similar overlays
- Update to avoid advisory ("shoulds") language
- Consider making PUDs an overlay district

TITLE 19 ZONING SUPPLEMENTARY STANDARDS

- General reorganization and simplification
- New subheading for all citywide development standards such as parking, signage, and lighting
- Update parking and landscape requirements to be in line with city goals and new State Laws



NEXT STEPS

NEXT STEPS

- Module 1 Drafts
- Public Outreach Round 2
- Steering Committee Meetings





QUESTIONS?



THANK YOU