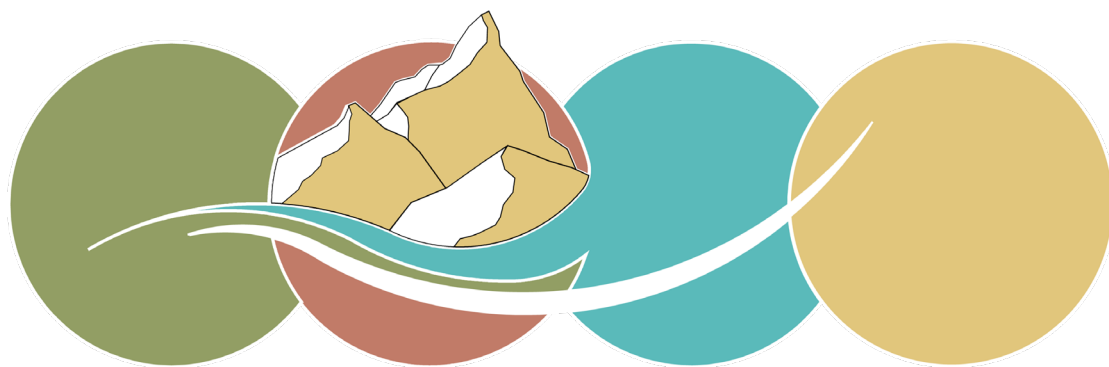




MILLCREEK

TOGETHER
CODE UPDATE

Joint Work Session

April 10, 2023



AGENDA

- Schedule and Progress Report
- AG, FRE, & MHTH Zone District Overview and Community Council input
- R-1 Zone Districts Overview & Discussion:
 - R-1 Districts/RCOZ
 - Basic concept of combining and improving the R zones
- Staff Project Update
 - R Zones Public Process
- Next Steps



STAFF PROJECT UPDATE

- Subdivision Ordinance has been adopted on 3.15.23
- Landscape and Parking & Mobility Considered on 4.10.23
- AG, FRE, & MHTH Zone Districts before the PC this month



SCHEDULE AND PROGRESS

- AG, FRE, MH/TH Zone District drafts posted online for public comment
- Currently reviewing R-1/RCOZ, R-2s, R-4, MD-3, & RM with Stakeholder Committee
- Continued District Drafting and Staff/SC Review through August
- Supplemental Regulations Chapter Drafting and Review June-Oct
- Final Recodification and Title 14 Updates July-Nov



MODULE STRUCTURE & DRAFTING PROGRESS

	Stakeholder Committee Meetings	Community Council Brief/ Recommendation	Planning Commission	City Council 1 st Read	City Council 2 nd Read	Joint Meeting
AG, FRE, MHTH	Complete	Mar/Apr	4/19/23	5/8/23	5/22/23	
R-1/RCOZ, MD-3	4/13/23	Apr-May/Jun	6/21/23	7/10/23	7/24/23	4/10/230
R-2s, R-4, RM	4/13/23	Apr-May/Jun	6/21/23	7/10/23	7/24/23	
MD, C, M	5/11/23	June/Aug	8/16/23	9/11/23	9/25/23	
Sensitive Lands(FCOZ, Geo-hazards)	5/11/23	June/Aug	8/16/23	9/11/23	9/25/23	8/16/23
CCOZ	6/15/23					
Supplemental Standards	7/13/23	Aug/Oct	10/18/23	11/13/23	11/27/23	
Recodification and Title 14	8/10/23 9/14/23	Oct/Nov	12/20/23	1/8/23	1/22/23	10/23/23

MODULE STRUCTURE & DRAFTING PROGRESS

■ Complete ■ In Progress ■ Upcoming

1 - General Provisions

1. Title
2. Purpose
3. Authority (Decision-Making Bodies)
4. Definitions (likely in a separate chapter)

2- Procedures

1. Procedures Table
2. General Procedures
3. Specific Procedures
4. Appeal Authority

3 - Subdivisions

1. General Provisions
2. Design Standards
 - i. Flag Lots
3. Subdivision Procedures
4. Responsibility for Damages
5. Engineering Standards (for now)

4 - Zoning Districts and Uses

1. Agricultural Districts
2. Residential Districts
3. Multifamily Districts/ MHTH
4. Mixed Use Districts
5. Commercial Districts
6. Manufacturing Districts
7. Forestry Recreation Estate zone
8. Institutional Facilities
9. Overlay Districts
 - i. Sensitive Lands
 - ii. CCOZ
 - iii. Planned Unit Developments

5 - Supplementary Regulations

1. Parking
2. Landscaping
3. Signs
4. Fences, Walls, and Retaining Walls
5. Sexually Oriented Businesses
6. Wireless Telecommunications Facilities
7. Historic Buildings and Site Preservation
8. Temporary Uses and Structures
9. Outdoor Lighting
10. Accessory Dwelling Unit (ADU) Standards
11. Home Business Regulations
12. Household pets, animals, and chickens
13. Nonconforming Uses and Noncomplying Structures

GENERAL UPDATES ZONING DISTRICTS & USES

- Combine similar districts when possible
- Update and simplify uses
- Review what uses are permitted and conditional
- Reduce conditional uses by utilizing standard mitigations where appropriate
- Introduce definitions for all uses

GENERAL UPDATES ZONING DISTRICTS & USES

- FCOZ, Geo-Hazards including steep slope standards to become a sensitive lands overlay
- PUD to become an overlay zone
- “Legacy” districts for zones to be phased out over time – MD-3, R-4, and AG have already been identified. Others may be added.
- Uses regarding animals to be unified in supplementary section
- Temporary uses/ structures to be unified in supplementary section
- Wireless telecom to be updated in supplementary section



AG, FRE, MHTH ZONE DISTRICTS

AG ZONE OVERVIEW

- Combine A-1, A-2, A-5, A-10 and A-20 into unified AG zone
- Update and simplify uses
- Fewer conditional uses
- Revised spatial requirements

Table 19.2.2.2 Spatial Requirements for the Agricultural Zone						
Zone	Minimum lot area	Minimum lot width	Front	Side	Rear	Maximum Height
AG	10,000 square feet	75'	30'	10' on interior lots, 20' on a corner	30'	30'

FRE ZONE OVERVIEW

- Combine F-1, FM-10, FM-20, FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 into unified Forest Recreation Estate zone (found up against the Forest Service lands, generally)
- Update and simplify uses, fewer conditional uses
- Eliminate uses geared toward canyon development
- Revised spatial requirements that support GP goals for conservation

Table 19.2.X Spatial Requirements for the Forestry Recreation Estate Zone							
Zone	Minimum lot area	Minimum lot width	Minimum Front Setback	Minimum Side Setbacks	Minimum Rear Setbacks	Maximum Height	Maximum Density
FRE	5 acres	200'*	30' **	10' on interior lots ** 20' on corner **	30' **	35' as per standards in the R-21 zone **	1 unit per lot

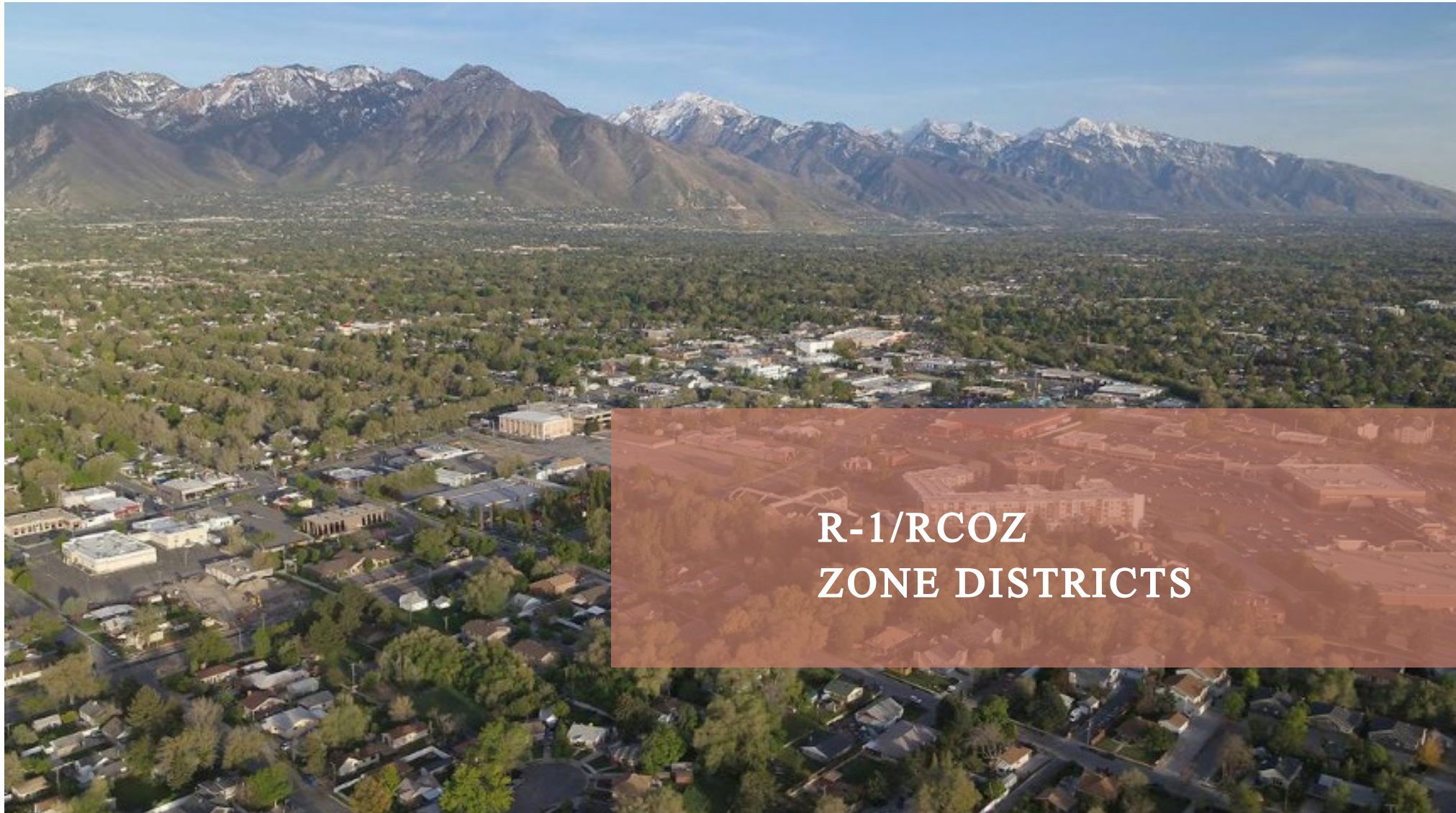
MH/TH ZONE OVERVIEW

- Zone intended for Mobile Home Parks
- Added Tiny Homes as an additional use option
- Updated and simplify uses
- Slight revisions to uses
- Used existing spatial requirements plus a pad description for a Tiny Home

Table 19.2.X Spatial Requirements for the Mobile Home / Tiny Home (MH/TH) Zone						
Zone	Min. Lot or pad area	Min. lot width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height
Mobile Homes	20' by 80' min. pad	25' when fronting to public right-of way	A minimum of 7.5' from the property line or private street	7.5' minimum per side. Awnings, patio covers, etc., shall not be closer than 3' from any side property lines.	10'	Mobile Home / Tiny Home: One Story or 14'.
Tiny Homes	20' by 40' min. pad	None required when not fronting to public right-of-way.		On corner lots, there shall be a minimum 7.5' of unobstructed yard space on the street side of the lot.		Other main buildings (clubhouses, recreation buildings, etc.): 25'

COMMUNITY COUNCIL FEEDBACK

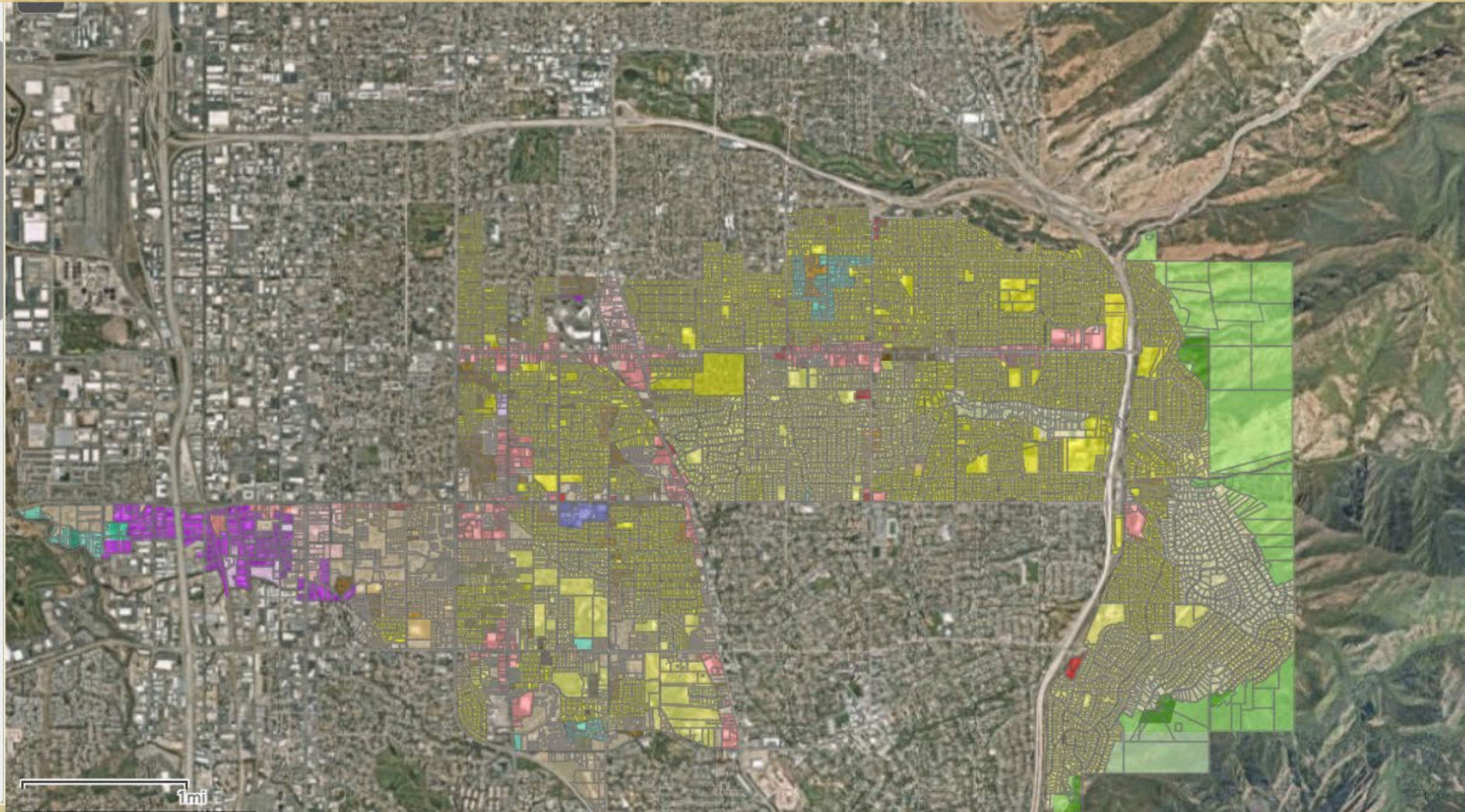
- All community councils recommended approval of AG and MHTH changes.
- Split recommendations on the future of the FR zones:
 - **Mount Olympus Community Council** unanimously recommended adoption of the FR zone changes as written.
 - **Millcreek CC** (5 to 3) recommended to remove the 5-acre minimum lot size for the FR Zones.
 - **CRCA** (5 to 4) recommended to keep the FR-1 zone in place without changing the 1-acre minimum lot size.
 - **East Mill Creek Community Council** unanimously recommended to keep the FR-1 zone in place without changing the 1-acre minimum lot size.



R-1/RCOZ ZONE DISTRICTS

SINGLE-DWELLING RESIDENTIAL (R-1) ZONES

- FR-1/zc
- FR-2.5
- FR-10
- FR-20
- FR-5
- IF
- M
- MD
- MD-3/zc
- R-1-10
- R-1-21
- R-1-21/zc
- R-1-3
- R-1-4
- R-1-4/zc
- R-1-5
- R-1-5/zc
- R-1-6



SINGLE-DWELLING RESIDENTIAL (R-1) ZONES

Overall Objectives: Reduce confusion between the zones and RCOZ

- Simplify requirements by combining the RCOZ and R districts to a unified standard – RCOZ is the standard for the zones
- Evaluate current requirements to ensure they are the right fit for Millcreek today
- Covers R-1-3, R-1-4, R-1-5, R-1-6, R-1-7, R-1-8, R-1-10, R-1-15, and R-1-21 zones

RCOZ INTEGRATION

- Standards from the current R-1 zones and RCOZ combined – RCOZ “prevails”
- RCOZ option A
 - Becomes the general set of standards, no longer a separate requirement
 - Envelope changes for smaller lots – 60 degree instead of 45, higher tent wall for R-1-6 and a “box” for smaller lots
- RCOZ option B
 - Incorporated/renamed as a “Neighborhood Compatibility Modification (NCM)”
 - Keeps existing option B standards
- RCOZ option C – creates new law for a single lot
 - Incorporated/renamed as an “Extraordinary Circumstance Modification (ECM)”
 - Clarifies the legislative nature of this option and limits the applicability
 - Requires City Council Approval (PC Public Hearing) – essentially a rezone process

R-1 ZONE DISTRICTS SETBACKS AND LOT WIDTH

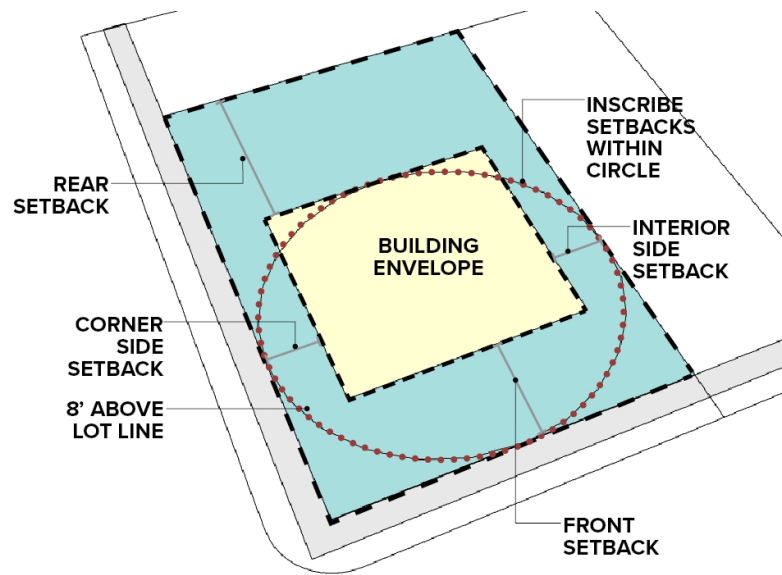
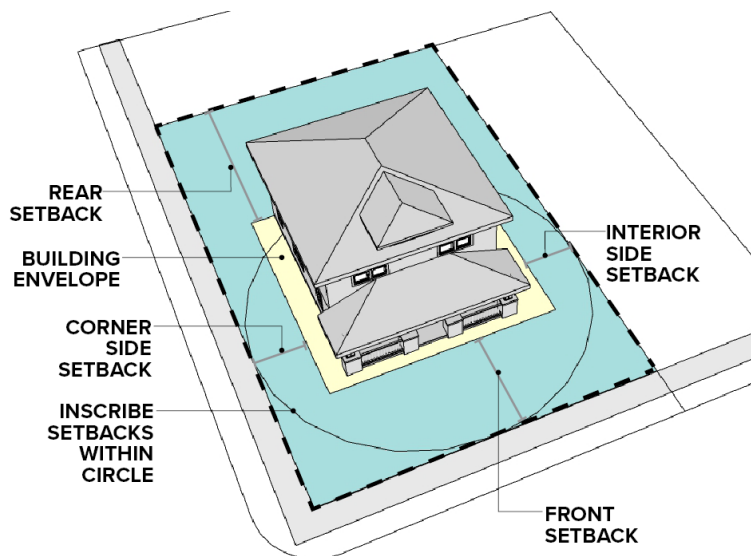
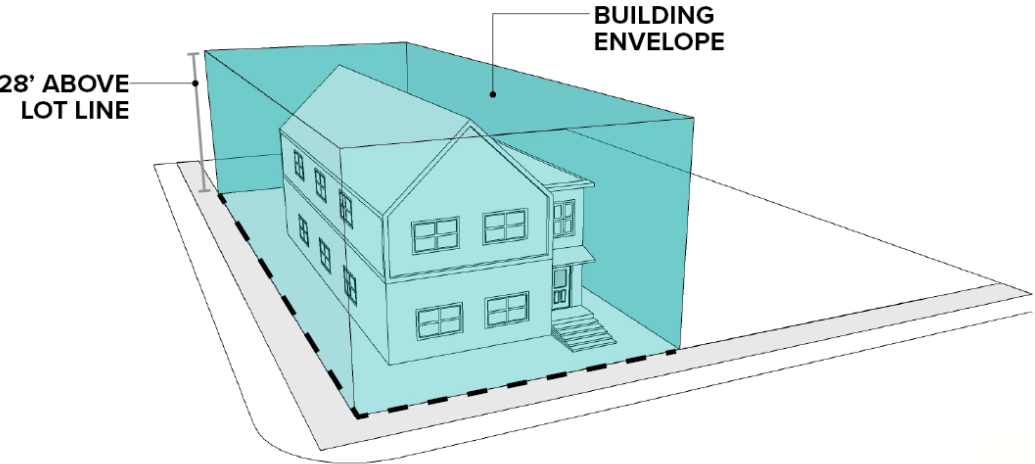


Table 19.X.X Spatial Requirements for the Single-Household Residential (R-1) Zones

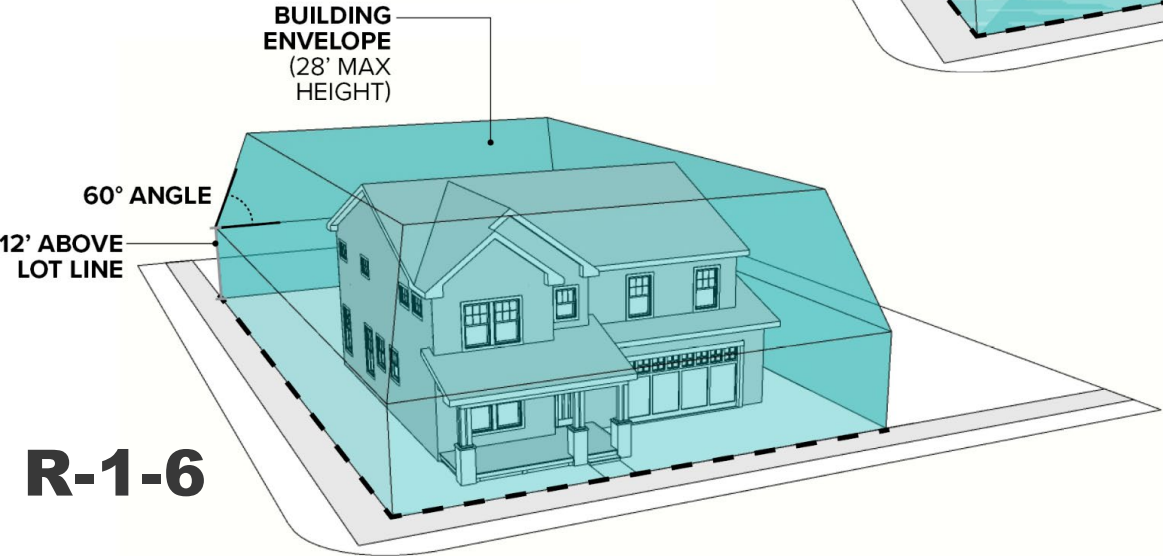
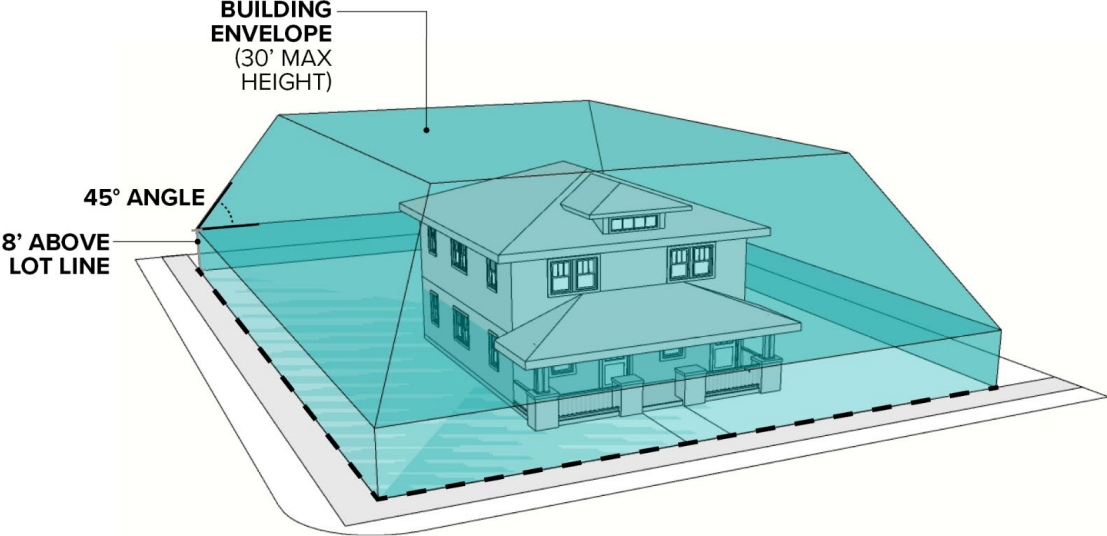
Zone	Min. lot area (A)	Min. lot width (B)	Min. Front Setback (C)	Residential Use Min. Side Setbacks on interior lots (D)	Residential Use Min. Side Setbacks on corner (E)	Non-Residential Use Min. Side Setback	Min. Rear Setbacks (F)	Maximum Lot Coverage
R-1-3	3,000 sq ft	25' *	20'	5'	20' **	20' **	20'	40%
R-1-4	4,000 sq ft	25' *	20'	5'	20' **	20' **	20'	40%
R-1-5	5,000 sq ft	25' *	20'	5'	20' **	20' **	20'	35%
R-1-6	6,000 sq ft	60' *	25'	8'	20' **	20' **	30'	35%
R-1-7	7,000 sq ft	65' *	25'	8'	20' **	20' **	30'	35%
R-1-8	8,000 sq ft	65' *	25'	8'	20' **	20' **	30'	33%
R-1-10	10,000 sq ft	80' *	30'	10'	20' **	20' **	30'	31%
R-1-15	15,000 sq ft	80' *	30'	10'	20' **	20' **	30'	25%
R-1-21	21,000 sq ft	100' *	30'	10'	20' **	20' **	30'	25%

BUILDING ENVELOPES

R-1-3, -4, -5



R-1-8+



R-1-6



NEXT STEPS

NEXT STEPS

- City Council Module 1 Final Text Amendments (Landscape & Parking) April 10, 2023
- Upcoming Meetings
 - R Zones Public Outreach
 - Mailouts and Planner Office Hours in May.
 - R/RCOZ, & MD-3 District discussions with Community Councils April-May, with a recommendation in June. New R zone draft to SC soon for comments
 - R-2s, R-4, & RM District Discussions with SC and then Community Councils April-May, with a recommendation in June.





THANK YOU