

..Title

A Resolution Directing the Planning Commission and City Administrator to Evaluate Section 5.29.6 Site Plans of Chapter 55 – Unified Development Code and Propose Amendments to Adjust Site Plan Authority Thresholds and Improve the Communication of Requirements

..Staff

Reviewed by: Brett Lenart, Planning Manager

..Body

Whereas, The Purpose of Chapter 55 – Unified Development Code is to require City review and approval of the Development of certain Buildings, Structures, land uses, and the creation of new Lots, all of which can have significant economic, social, and environmental impact on the community as a whole and on adjacent parcels and land uses;

Whereas, Section 5.29.6 supports this purpose by stipulating that a site plan is required to construct, install or place any Building or site improvement or remove or disturb any Natural Features in accordance with the requirements and standards in this chapter;

Whereas, Section 5.29.6 further describes exemptions, authorities, and content that is required to satisfy City expectations toward the purpose;

Whereas, Section 5.29.6 is organized in a manner that requires the potential consultation and reference of numerous subsections to determine the requirements and authority for approval of some site plans and corresponding development;

Whereas, The existing standards and requirements for Site Plan submission and authority for approval can serve as a detriment at times of incremental improvements, reuse of existing buildings or sites, or create other barriers toward investment in the City;

Whereas, The existing standards and requirements are simultaneously seeking to advance City goals to ensure infrastructure, natural features, and other community attributes are not adversely impacted by proposed development or redevelopment;

RESOLVED, That the City Council directs the City Administrator and Planning Commission evaluate potential amendments to Section 5.29.6 of Chapter 55 – The Unified Development Code, and any relating sections to consider site plan requirement and authority thresholds, and improved communication of requirements;

RESOLVED, That the City Council directs the Community Services Administrator to assemble an advisory workgroup to provide input and feedback on the amendments developed in response to this Resolution;

RESOLVED, That such amendments will be based in comparisons to other communities, analysis of past site plan projects in the City, and an approach that

maintains a higher authority and process burden for larger projects involving policy decisions compared to smaller, more modest development proposals;

RESOLVED, That proposed Amendments consider and recommend changes to Section 5.29.6 Site Plans that amend thresholds for development proposals and or site alterations by amending approval authorities for such projects to reduce the time and level of authorization to facilitate such projects;

RESOLVED, That proposed Amendments additionally consider and recommend changes to Section 5.29.6 Site Plans that improve usability and more effectively communicate types of projects and the corresponding process and/or authority requirements; and

RESOLVED That proposed Amendments will be presented to the City Council by December 31, 2020.

Sponsored by: Councilmember Bannister