



Joint Planning Commission & City Council Meeting Minutes for – May 9, 2018

Chair McNett called the joint meeting of May 9, 2018 to order at approximately 6:00 p.m.

Roll Call

Members Present: Commissioners McNett, MacKenzie, Cleland-McGrath, Doll, Moffitt and Council Members Adams, Johnson, Miller, Lovelett, & Young

Members Absent: Commissioners Mount and Graf & Council Members McDougall and Walters

Minutes

No minutes were presented

Correspondence

None

New Business

Public Meeting – Development Regulations Update, Second Draft

Libby Grage, Planning Manager, provided the link to the draft Development Regulations which includes all comments to date and summarized a timeline of future meetings. Bob Bengford and Scott Bonjukian, MAKERS, presented an overview of the second draft.

Commissioners and Council Members discussed Floor Area Ratio (FAR), banning plants in the landscape code, tracking code, receiving key highlights from public comment, the moratorium on Planned Unit Developments (PUDs), reducing Conditional Use Permits (CUPs), updating the zoning map, the city's population growth projections, feasibility of Accessory Dwelling Units (ADUs), case studies of affordable housing bonuses, implementation of Departures, utilizing a Hearing Examiner for Departures, classification of streets, Framework Development Plans, and prohibition of formula retailers.

MAKERS and city staff provided input on the development of the codes including landscape code, tracked code changes and where a summary of public comments are listed; PUDs have been replaced with more flexible design provisions, CUPs reductions are proposed, the zoning map will be updated with the development regulations, more research will be completed on ADU permitting, case studies for affordable housing will be researched, Departures will be reviewed extensively, a Hearing Examiner or Design Review Board may be used to review departures, street classifications are identified in the Comprehensive Transportation plan, a framework development plan is a flexible way of developing a site, and formula retailers must follow architectural guidelines but are not currently proposed to be prohibited.

Chair McNett called the meeting to a close at approximately 8:05 p.m.