

## Proposal for Comprehensive Update to the Zoning Ordinance

### Outline of Proposal includes:

- Objectives & Definition – what this project is and is not
- Process, options for public involvement, and schedule
- Staffing assignments and consultants
- Resources, consultant cost estimates

### Objectives & Definition

The Zoning Ordinance is the primary tool regulating all development for consistency with city policies, namely the General Plan. The current state of the ZO is a jumble of amendments dating back to 1957. We have conflicts with property owners on how it is to be fairly and consistently applied on a daily basis. The purpose of the project is to simplify, clarify and amend for consistency with policy, and to improve service for all parties. You could also consider this a critical economic development project.

- Policy alignment and reduction of redundancy and conflict will result in a comprehensive structure that is current, consistent, clear, and make it easier to understand and use.
- Focus on Title 28; review other Titles as necessary
- Modernize Allowed Uses (i.e. remove wig shop) and language
- Simplify Organization of Chapters
- Update Definitions
- Avoid increasing the number of non-conforming properties, rather reduce the number of non-conformities in particular with regards to yards and parking
- Combine Zone Districts (do we really need: C-1, C-I, C-P; C-X ; C-O; reduce from 6 to 4 Single Family Districts)
- Administrative Authorities to Implement (amendments, modifications, admin authority minor variations)
- Ideas: simplify uses into basic categories such as retail, office, light industrial, give more authority to staff and the PC to determine similar uses fit into basic categories
- Simplify the parking ordinance with most projects either 1 space per 250 sq. ft. or 500 sq. ft.; minimize the varying standards (address restaurants); change how we handle non-conforming parking; fix odd differences in residential parking.
- Limited Key Issues – some may be addressed to varying degrees prior to this project (hedges, parking, yards/setbacks, nonconforming buildings and uses, definition of residential units, home occupations, administrative authority for minor variations)
- What this project is not: Form Based Coding; Storm Water Management Program changes; does not change residential densities; does not change special codes (such as Growth Management, Condo Conversions, Secondary Dwelling Units, Mission Creek, etc!). Project creep to be avoided! Must weigh risk/benefit to expanding scope of project.

### Process/Options

- Task Force? Working Technical Group? Formal or informal? Other?
- Facilitated by staff or consultant?
- Public engagement options – Special consultants? Social media? Other?

Staffing & Consultants

- Zoning Section will have primary responsibility for project – the team approach will include the project manager, both Sr. Planners, and zoning plan checker. Internal Planning Division team involvement – City Planner, and staff with varying roles both formal or informal input and review
- Project manager proposed to be 1 FTE added staff with preference at Project Planner level given need to manage consultants, coordinate extensive internal reviews and input, public involvement (possibly a task force) and present and assist decision makers Planning Commission, Ordinance Committee and Council at hearings
- City Attorney's Office role and Other City Depts. – Public Works – Transportation, Engineering, Building & Safety, others as needed
- Consultant – needed for outside input; examples of work in other cities; aware of hot topics and pitfalls; allows distance for staff on hot issues if needed; efficient – can get a lot of work done; faster for project overall and would need more staff if done internally