

Summary of Next Steps to Create the New Zoning Ordinance

- 1) Research other jurisdictions with recently adopted Zoning Ordinances (partially completed already)
- 2) Obtain statements of qualifications from consultant firms
- 3) Hire Project Planner funded by CIP, and assign a Project Planner to the Zoning Ordinance Project.
- 4) Very Early in this process (perhaps as soon as January 2014), we would like to hold discussion meetings to get a consensus direction from the Planning Commission and Council on several points in terms of the general approach to the update, including:
 - a) Consistency with the General Plan
 - b) Balancing the protection of neighborhoods, limited growth, and economic vitality/development
 - c) Simplified standards addressing most (but not all) situations and variations, and reducing nonconforming situations (such as: uses allowed, setbacks, corner lots, parking, location of accessory buildings and open yards, consolidation of similar zoning designations)
 - d) Administrative tools to resolve discrepancies and lack of clarity in City records (like problems found through ZIRs and plan checks)
 - e) City Attorney's Office involvement
 - f) Oversight Committee
 - i) Should there be one, other than the Planning Commission? If so, who should be on it?
 - g) Public Process. What should the public process be, other than input at regular public hearings?
 - i) Focus groups?
 - ii) Survey?
 - iii) Public input forums?
 - iv) Community meetings?
 - h) Request for Proposal (RFP) language
- 5) Prepare RFP for Council's approval (projected late spring 2014)
- 6) Send RFP to qualified consultants
- 7) Review proposals
- 8) Choose consultant
- 9) Begin the process of drafting a new Zoning Ordinance
- 10) Hold various discussions, focus groups, hearings and meetings (TBD in the Planning Commission discussions), culminating in public hearings at the Planning Commission, Ordinance Committee and Council on adoption of the New Zoning Ordinance.