



Town Council Agenda Report

Date: July 23, 2019 Item No. 4
To: Honorable Mayor and Town Council
Subject: Schedule of Future Development Code Amendment discussions
From: Douglas Robertson, Town Manager
Submitted by: Lori Lamson, Assistant Town Manager
Budgeted Item: Yes No N/A

RECOMMENDED ACTION:

Receive and file.

SUMMARY:

On May 1, 2019 the Planning Commission and the Town Council held a joint workshop to discuss issues related to the current regulations of the Development Code. Most of these issues involved non-residential development, with a few exceptions. At that meeting direction was given to staff to initiate Development Code Amendments for certain items and also bring back some issues to the Council for further discussion. Attached is a schedule that identifies the order that these amendments and discussion items will be brought forward to the Planning Commission and Town Council for consideration. Each Amendment requires a recommendation from the Planning Commission and Adoption of first and second reading by Council. Discussion items would require a step of initiating an amendment to then forward to the Planning Commission for review and recommendation, followed by the Council adoption. Each of these items can take 4 to 6 months to process individually.

Staff determined the priority of the items through the discussion that took place at the workshop. The first issues that were prioritized involved allowing the phasing of projects in the Regional Commercial zone, which also involved a General Plan Amendment. Additionally, important was the need to reduce administrative requirements and allow reviews to take place administratively, rather than go to the Planning Commission. These two items have gone through the Planning Commission and will be presented to the Council for consideration at the August 13, 2019 meeting.

The schedule attached is fluid and can be modified by staff or the Council depending on staffing and Council priorities. Staff will agendize this schedule with updates regularly for the Council and the public to follow.

Fiscal Impact:

Not Applicable

Attachments:

Development Code Amendment Schedule

Entitlement #	Description	TC Initiation Date	PC Hearing	TC Hearing	2 nd Reading	Effective Date	Staff
GPA 2019-001 DCA 2019-004	1. Remove 8-acre minimum lot size for Regional Commercial property development to allow phased development.	5/1/2019	6/19/19	8/13/19	8/27/19	9/27/19	LL
DCA 2019-005	2. Allow Administrative review of new development that is greater than 50,000 square feet. 3. Remove the Use Permit requirements as it pertains to physical development and replace it with appropriate type of Development Permit (DP) requirement. 4. Expand the lapse of time for a Variance 5. Modify language in Extension of Time for entitlements to extend the life of the permit (DP, Use Permits, Variances) 6. Explain the Development Advisory Board process in the Pre-application Conference (9.12.020) section of the Code 7. Remove the Entertainment Village Overlay District (Chapter 9.66) which does not exist anymore. 8. Reduce the number of findings for CUP, DP and Special Use Permit (SUP)	5/1/19	6/19/19	8/13/19	8/27/19	9/27/19	PC
DCA 2019-006	9. Modify the definition of “manufacturing” to allow assembly as an ancillary use to a commercial or industrial business.	5/1/19	8/7/19	9/24/19	10/8/19	11/7/19	LL
DCA 2019-	10. Identify a new use that could categorize micro brews, brew pubs, and craft distilleries, coffee	5/1/19	8/7/19	9/24/19	10/8/19	11/7/19	PC

	<p>roasters that manufacture these edible products and typically include tasting, entertainment, and food service.</p> <p>11. Consider expanding PF (Public Facilities) zone to allow for restaurants</p>						
DCA 2019-	<p>12. ADU regulations on a corner lot to be reduced</p> <p>13. Definition of a corner lot to be revised</p>	5/1/19	8/7/19	9/24/19	10/8/19	11/7/19	PC
Discussion	14. Multi-Family Residential Discussion	8/27/19					LL
DCA 2019-	<p>15. Expand existing use tables to consider current trends and remove outdated language. Also consider modifying the approving authority.</p> <p>16. Expand the use of TUP's and Deviation Permits</p> <p>17. Allow for more flexibility for projections into yards and height limits through Deviation Permit</p> <p>18. Reduce the amount of projects that require Planning Commission approval</p>	5/1/19	9/4/19	10/22/19	11/12/19	12/12/19	PC
Discussion	<p>19. Discuss the need for fencing of outside storage and on-site improvements for non-residential storage</p> <p>20. Discuss the use of metal cargo containers in non-residential zones, including non-conforming residential development in industrial or commercial zones.</p>	9/10/19					LL

DCA 2019-	21. Allow for Intensity Bonus or Concessions for sustainable, environmentally supportive or affordable housing to be reviewed and approved by Director.	5/1/19	9/18/19	11/12/19	12/10/19	1/9/20	PC
DCA 2019-	22. Discuss the regulations that allows for mass grading sites, removing all existing vegetation and the regulation that discusses replanting of native desert plants if a site is mass graded. 23. Allow administrative review to determine if a Joshua Tree is dead, rather than requiring an expert to provide a written report.	5/1/19	9/18/19	11/12/19	12/10/19	1/9/20	PC
DCA 2019-	24. Include a description of other Development Impact Fees in the Subdivision Section (9.71.055) of the Code where it refers to the regulations of the Quimby requirements. 25. Non-conforming Multi-family 2-4 units will allow them to re-build if building is destroyed. 26. Clean up Development Code inconsistencies and organize the Development Code to remove redundancies.	5/1/19	10/2/19	12/10/19	1/14/20	2/13/20	PC
Discussion	27. Reduce Propane tank setbacks and other ancillary setbacks in commercial zones 28. Reduce setbacks when lush landscaping is provided	11/12/19					LL
Discussion	29. Discuss the Sign Code 30. Reduce regulations for the use of digital signs	1/14/20					PC

DCA 2020-	<p>31. Discuss trash enclosure specifications including height and location</p> <p>32. Increase in height of parking lot light standards in non-residential zones</p> <p>33. Discuss reduction in landscaping requirements for all non-residential zones Landscaping requirements need to be consistent with ADA requirements.</p>	5/1/19	11/20/19	1/28/20	2/11/20	3/11/20	PC
DCA 2020-	34. Discuss the regulations of trailers and campers occupied for more than 15 days.	5/1/19	11/20/19	1/28/20	2/11/20	3/11/20	LL
DCA 2020-	<p>35. Reduce and Compare Parking standards with current trends</p> <p>36. Allow required parking for automotive repair uses be inclusive of parking spaces used for vehicles awaiting service?</p> <p>37. Consider allowing an administrative review for shared parking agreements rather than a CUP.</p>	5/1/19	1/15/20	2/25/20	3/10/20	4/9/20	PC
DCA 2020-	38. Expand Section 9.15 “Commercial/Industrial Revitalization Permits” to allow for new construction and expansion in Village and Infill development Town-wide by allowing more exemptions and relief in parking, setbacks, etc. to be reviewed by the Director	5/1/19	1/15/20	2/25/20	3/10/20	4/9/20	PC
DCA 2020-	39. Consider restricting Gas Stations from occupying more than two hard corners in an intersection, but allow development of a gas station a reasonable distance away from hard corner.	5/1/19	2/5/20	3/10/20	3/24/20	4/23/20	LL

DCA 2020-	<p>40. Discuss drive through queuing requirements to allow for flexibility to increase and decrease requirements by Director</p> <p>41. Reduce regulations for menu boards affiliated with drive through establishments</p> <p>42. Discuss hours of operation of drive through establishments, adjacent to residential, currently allowed between 6 am and 10 pm. Allow for Director review and issuance of use permit with mitigation/conditions to reduce impacts to adjacent residential.</p> <p>43. Clean up code related to drive through lanes and remove requirements from graphics and insert into text.</p>	5/1/19	2/5/20	3/10/20	3/24/20	4/23/20	PC
DCA 2020-	44. Provide distinction in Code that identifies Federal, State, Local and other agency regulations	5/1/19	3/18/20	4/28/20	5/12/20	6/11/20	PC