

Summary Changes to Section 1

1. Created more distinction between the Planning Director, Building Official, Administrative Hearing Officer, and Code Enforcement (11-1-4)
2. Created table to address what body is responsible for the variety of Land Use applications – updated as per State Law including Boundary Line adjustments. Incorporated noticing into the table that reflects the greater flexibility in State Law (11-1-5)
3. New section to address how the City can establish a Temporary Zoning Regulation (moratorium) (11-1-12 (c))
4. Moved all application procedures into one section – section 11-2 (including subdivision, MPC, and Hillside procedures)
5. Updated termination of applications that have become inactive (11-1-5 E)
6. Updated Conditional Use and Site Plan sections (11-2-8 & 9)
7. Clarified review process for subdivisions and minor subdivisions (11-2-11)
8. Reworked reasoning/review criteria for zone changes (11-2-17)
9. Updated and defined the difference between a public hearing and public meeting (11-3)
10. State Law update to Nonconforming uses and Appeal Authorities (11-5&6)
11. Definitions placed all together (11-7) – clarifying graphics added (sign types of examples)

Summary Changes to Section 2

1. Moved most listed conditional uses to the permitted use list and dropped some that were outdated.
2. Added Civic Zone.
3. Removed many discretionary statements and replaced with objective criteria.
4. More references to the Public Works Standards.
5. Created new graphics in Design Standards for Commercial and Manufacturing Development.
6. Updated buffering requirements from residential areas increased.

7. Modified standards to promote better development in higher density zones.
8. Updated purpose sections to create more distinction between zones.
9. Developed incentive for rear loaded garages.
10. Consolidated Commercial zones and replaced with a neighborhood oriented commercial zone and a community-wide oriented commercial zone. Dropped CP zones.
11. More limited uses in the Manufacturing zone (MP changes to M) but now includes standards for SOBs and Cannabis grow/pharmacies, as required by State Law.
12. Dropped Entertainment Overlay Zone
13. Added Dark Sky provisions (11-11-6)
14. Hillside Zone retained but pending new updates/revisions

Summary Changes to Section 3

1. Combined PUDs (formerly PRUDs) with Group Dwellings (now called Attached Dwelling Units) – moved processing to Section 1
 - Updated density calculations to reflect the various zones
 - Some new requirements and graphics
 - Increased emphasis on preservation of natural features and trails
2. Home Occupations – simpler list of possible uses, processed as permitted uses
3. TV Satellite, dish antennas – updated to reflect smaller dishes and antennas due to tech advances
4. Wireless Telecommunications – updated as to Federal and State Law – promotes stealth installations – processed as a permitted use in certain zones
5. Sexually Oriented Businesses – updated as per State Law and only allowed in the Manufacturing Zone
6. Conditional Use Chapter – fully updated and moved to Section 1
7. Residential fencing moved to Supplementary Regulations in Section 2
8. Parking – various updates including simplified lot standards, with new graphics, clarified tandem parking and parking lot landscaping
9. Landscaping – new buffer area standards when a commercial use is next to residential use
10. Signs – new graphics, simplifies electronic message display language

Summary Changes to Section 4

1. Subdivision Ordinance - dropped PUDs (previously addressed), emphasized sensitive lands, moved definitions to Section 1, clarified submittal requirements, more references to Public Works standards instead of including them here, Planning Department manages the final plat approval, updated plat vacations as per State Law,
2. HP zones – only minor modifications pending new Sensitive Lands ordinance
3. Minor Subdivisions – updated language as per State Law, administrative approval for up to 10 lots
4. Development Improvements – more references to PW standards, clarifies requirements for double frontage lots, encourage secondary water with option of a deferral agreement if unavailable, 5' sidewalks, trails updates
4. Condominiums – processing the same as a subdivision but with additional State required paperwork
5. Boundary Line Adjustments – updated as per State Law
6. PC and CC to consider amendment to block lengths
7. PC and CC to consider policy review of 11-23-5: Special Exception for Sidewalk item A.4 with regards to 10% escrow.