



Residential Code Modernization Project Work Session 5: Review and Feedback Summary

Planning Commission Work Session

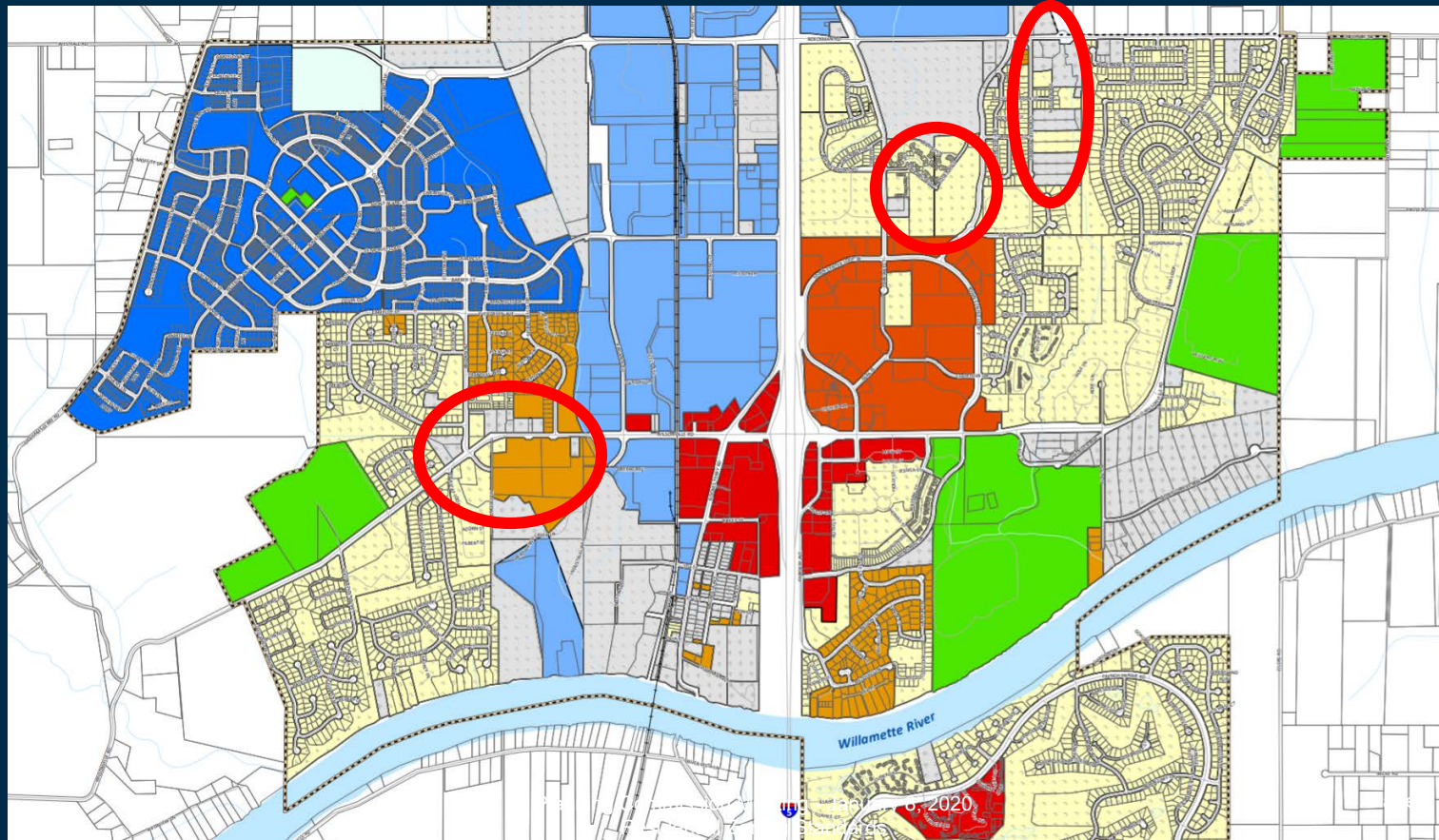
January 8, 2020

Presented by Daniel Pauly AICP, Planning Manager

Outline

- Review of Changes
- Explanation of Outreach
- Recommended Actions

Where it Matters Most



Review

- Topic 1: Density Calculations & Lot Size
- Topic 2: Open Space Requirements

Review: Density Calculations and Lot Size

How to fix
inconsistencies?

Review: Density Calculations and Lot Size

How to calculate
allowed/required
density?

Review: Density Calculations and Lot Size

How to ensure “land
consuming requirements”
do not exceed available
land?

Review: Open Space Requirements

What counts as open
space?

Review: Open Space Requirements

How much open
space?

Review: Open Space Requirements

Does the open space
add value?

Survey Outreach



Outreach to 60+
individuals

4 completed
responses

21 comments

Planning Commission Meeting - January 8, 2020
Residential Zoning Standards

Staff Recommendation

- Keep most changes previously presented
- Remove 2 changes previously presented
- Add 2 changes

Staff Recommendation

Remove 2 Previously Presented Changes

- Same standards for same lot size regardless of zone
- Outright allowance to count nearby public parks towards meeting required open space

Staff Recommendation

Remove Previously Presented Changes

- D.** If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Staff Recommendation

Remove Previously Presented Changes

- i. Portions of improved public parks within ¼ mile of Stage I Area if not used to meet minimum open space requirements for another development.

Recommended Actions

2 Additional Changes

- Definition of “Gross Buildable Area”
- Language clarifying who determines feasibility of meeting minimum density requirements

Recommended Actions

2 Additional Changes

Buildable Gross Area: The total or entire area of land after subtracting out (1) land area within the City's Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.

Recommended Actions

2 Additional Changes

Subsection 4.139.11(.02). The applicant's demonstration of a conflict shall include analysis of at least 3 alternative subdivision layouts and clear identification of the atypical characteristics of the site and conflicting standards. Adjustments to

Next Steps

- Public notice
- March public hearing