

Memorandum

To: Planning Commission

From: Lynda Aparicio, Senior Planner, 556-2438
Jayme Jonas, Senior Planner, 556-2496

Date: April 29, 2009

Subject: **Code Rewrite Commission Development Guide Text Amendment**

BACKGROUND

The 2009-2011 Code Rewrite project was approved as part of the recent Budgeting by Priorities process. The mission of this project is to create a zoning code that:

- Improves clarity, conciseness, predictability and usability for residents, development professionals and the business community;
- Maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these concepts; and,
- Implements clearly and effectively the goals, visions and policies of the Comprehensive Plan.

An expedited timeline has been developed for the completion of this project with the goal of adopting a rewritten code by Spring of 2011. Current regulations require that any Comprehensive Plan or Development Guide Amendment be reviewed by the Planning Commission. Given the significant amount of work anticipated to result from this project, it is likely that the Planning Commission will have an extremely heavy workload if expected to review proposals related to the 2009-2011 Code Rewrite in addition to City- and community-initiated Comprehensive Plan amendments, including the 5-year update to the Comprehensive Plan scheduled for 2010-11.

The proposed amendments create a temporary Code Rewrite Commission (CRC) to review proposals related to the 2009-2011 Code Rewrite. The creation of a CRC is critical to completing this project on an expedited timeline.

PREPARATION FOR APRIL 29 STUDY SESSION

Please review the enclosed Technical Committee Report and exhibit. The exhibit shows the staff recommended amendment. At the April 29 meeting, staff will introduce the proposal to the Commission and community members in advance of the May 13 public hearing. Staff anticipates that the Commission will also identify issues for discussion and questions at the April 29 meeting.

REVIEW SCHEDULE

The Commission will review this proposal at sessions on April 29 and May 13, with the public hearing opening and Planning Commission recommendation anticipated on May 13. Please contact Jayme Jonas with questions or concerns.

ENCLOSURES

Technical Committee Report with exhibit

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