

July 18, 2017

To: Chair Hull and Planning Commission

From: Phil Bourquin, Community Development Director



Re: Proposed amendments to CMC 18.07.030 – Table 1

BACKGROUND:

At the Planning Commission hearing of June 20, 2017, deliberative discussion arose regarding striking or deleting CMC 18.07.030 Table-1, footnote 10:

“10. Allowed as approved in a mixed use planned development (MXPDP) overlay area.”

A notable concern included a presumption that that buyers and sellers of property rely on the codes in place when making decisions to sell or buy. As it relates to footnote 10, without a clear understanding that the underlying MXPDP overlay zone had been repealed in 2016, a buyer or seller might have simply relied on the existing text of the code as an available mechanism under which a mixed use development may be considered.

With the continuance of the June 20th hearing, Staff reviewed the concerns of the public and drafted language that was included in the July 12th Staff Report -- The intent of which was to provide some resolution to the issues raised.

Upon further deliberation, it is the opinion of the Community Development Director that further refinement is desirable for clarity. With the additional revisions noted below, it is believed the code will provide the opportunity for the City to partner with property owners in strategically integrating alternative housing types, in a walkable community, where residents can work, shop, eat and recreate.

RECOMMENDATION:

It is the recommendation of the Community Development Director that the Planning Commission support amending CMC 18.07.030 Table-1, footnote 10 to read as follows:

Note 10: On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.