

Updates to Title 8



Anticipated Timeline...



- July - December 2013
 - Ideas Compiled
 - Research and Drafting
- January 2014
 - Planning Commission Worksession
 - Review by City Attorney
- February 2014
 - Incorporate Feedback
 - Resolution by Planning Commission
 - One Reading and Public Hearing
- March – April 2014
 - Incorporate Feedback
 - Worksession with City Council
 - Ordinance by City Council
 - Two Readings and Public Hearing

Overview...



- ✓ Construction Camps
- ✓ Planned Unit Developments
- ✓ Lease Lots
- ✓ Building Separation
- ✓ Application Deadline



✓ Construction Camps

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Construction Camps

- Clarification the Definition of Construction Camp:

- (48) ~~“Construction Camp” means those on-site buildings and/or trailers that are temporarily used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors.~~ means those temporary structures used to house and feed a variety of workers or for storage of materials or office space in connection with; (a) the construction, alteration or demolition of a structure or vessel, (b) the exploration or support of any mine or oilfield operation, or (c) any other work that requires a temporary work force to reside in the city.

- Add a Definition for Temporary:

- (161) “Temporary” means those structures, which, based on their design elements, are not reasonably expected to be productive for more than 30 years. The Director of Planning shall have the discretion in determining whether a structure fits this definition and may consider the anticipated use of the structure and its surroundings.

Construction Camps

● Identify Permitted Locations

● Currently:

- No locations identified
- Treated as Conditional Use case by case

● Proposed:

- Conditional Use in Marine Related/Industrial
- Conditional Use in Marine Dependent/Industrial
- New camps not allowed in other districts

Construction Camps

- Establish Safeguards

- Currently:

- Addressed on case by case basis

- Proposed:

- “the use is tied to a specific project and is discontinued following the completion of that project. A detailed plan for deconstruction must be provided; and
 - the applicant provides proof of a bond in an amount, deemed by the Planning Commission to be sufficient to ensure removal of the structure upon project completion.”

- *Other Ideas?*

- *Site Layout, Solid Paint Color...*



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Planned Unit Development

- Purpose
 - Encourages master planning
 - Easier way to deal with developments that would require several variances and/or a conditional use permit
 - Encourages creativity in site design
 - Clustering
 - Open space
 - Unique lots

Planned Unit Development

- Refine Definition for Planned Unit Development
 - (110) “Planned Unit Development (PUD)” means a form of development, on a property of at least 2 acres, characterized by a unified site design for a number of houses, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses, the plan for which may not conform to regulations established in Title 8 UCO. ~~The PUD may require variances to Chapter 8.08, “Platting and Subdivision,” by the Platting Board and/or conditional use permit and/or variance approval by the Planning Commission for purposes of Chapter 8.12, “Zoning.”~~ Any aspects of the development, which do not conform to Title 8 UCO and would typically require a platting variance, conditional use permit, or zoning variance, shall be considered an allowable nonconformity upon approval of the development as specified in § 8.12.215.

Planned Unit Development

- Strike all of § 8.12.170(J)
- Add new section § 8.12.215
 - Identifies procedure for PUD action
 - Almost identical to CU/Variance requirements with three tests:
 - Furthers goals of Comp Plan
 - Compatible with surrounding uses
 - Will not have permanent negative impact



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Lease Lots

- Amend the definition of a subdivision:
 - (157) “Subdivision” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale, lease, or development, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided.
- Amend the definition of lease lot:
 - (82) “Lease Lot” or “Lease Parcel” means a parcel or tract of land described and designated by lease lines, or described in a lease document as a lot in a legally recorded plat, and which at the time of applying for a building permit or another use permit is designated as the tract or parcel of land to be used, developed, or built upon as a unit of land. For purposes of zoning information, setbacks, yards, and other dimensional information, lease lots shall be interpreted as if they were actual lots or parcels.

Lease Lots

- Add new section to clarify intent:
 - § 8.08.020(E) *Bar on subdivision by deed or lease*. All subdivision of land within the jurisdiction of the city shall be by plat in compliance with this chapter. No deed, conveyance, or lease document shall be used as a means to create a subdivision of land, except where such subdivision is exempt from the provisions of this chapter. Any sale, transfer, or lease of property must be of lots created by the subdivision process outlined in this chapter, except where exempt.

Lease Lots

● What does this mean?

- Clarifies that a subdivision plat is intended for lease of property, not only sale of property.
- Requires the Platting Board/Platting Authority to review subdivision plats for lease lots.
- Property owner must legally subdivide property through the platting process prior to leasing it.

● Why is it important?

- Development patterns of leased property are relevant to the public interest.
- Right-of-way access, utility connections, and minimum design standards need to be maintained for lease lots.
- Increases consistency of subdivision requirements with state law.



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Building Separation

- All references to multiple buildings on a lot are eliminated from Title 8
 - ~~Special provisions for multiple buildings on a lot.~~
 - ~~More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~
 - ~~Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

Building Separation

- Purpose:
 - Fire safety is more adequately addressed by Fire Chief and State Fire Marshal in the building permit review process.
 - Current language creates confusion and is unnecessary.



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Application Deadline

- Application for action items such as variance requests and conditional uses:
 - Currently: 15 days prior to meeting
 - Proposed: 22 days prior to meeting
- Additional time allows for:
 - City Departments to review and discuss proposals
 - Feedback to be provided to applicant
 - Applicant to make corrections and clarify questions
 - Planning Department to make a more informed recommendation to Planning Commission
 - Planning Commission to receive a more complete picture of the request and situation.

Next Steps...



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