



ULDC UPDATE KICKOFF & COORDINATION

CC & PC January 28, 2025



MEET, GREET, AND SHARE

- City Council
 - Mayor Tracy Engerman
 - Mayor Pro Tem Chris Eubanks, District 1
 - Councilmember Deborah Mulvey, District 1
 - Councilmember Ron Cole, District 2
 - Councilmember Kori Salazar, District 2
 - Councilmember Geoff Blue, District 3
 - Councilmember Roger Hudson, District 3

MEET, GREET, AND SHARE

- Planning Commission
 - Kevin Rants, Chair
 - Vincent Oletu, Chair Pro Tem
 - Seth Katz
 - Michelle Wiley
 - Jerimiah Maupin
 - Glenn Green
 - Kevin Rohrbough

ULDC UPDATE

- **What is this?** Combines the City's zoning and subdivision codes into one land development code and incorporates it into the Municipal Code as Chapter 13.
- **Why are we doing this?** To modernize and tailor land development code to the needs of the City as envisioned by the Comprehensive Plan.
 - Organization, format, common terminology, cross-referencing, hyperlinks
- **Who is doing this?** Planning Commission, City Council, and City staff with input and feedback from property owners, residents, business owners, developers, and builders.
- **When are we doing this?** February through August 2025.
- **How are we doing this?** PC and CC will focus on critical sections, and city staff will work on other sections.

THE ULDC UPDATE WILL:

- Support the Comprehensive Plan.
- Improve compatibility of current development with existing and future development.
- Provide greater certainty and predictability for property owners, developers, builders, and residents.

ULDC UPDATE BACKGROUND

- Began in late 2018. Has had a series of starts and stops due to consultant turnover.
- Work on the code has been done by the Planning Commission, City Council, consultants, and City staff (Planning and Legal).
- All articles in ULDC reviewed by the Planning Commission and City Council throughout 2021 and 2022.
- 80% complete document as of January 2024.

ULDC UPDATE EXPECTATIONS

- Bring the ULDC to the City Council for review and decision on August 26, 2025.
- More meetings, time, and effort.
- Get ULDC to 90% ready (it is 80% ready now). PC and CC to review and discuss critical sections only, with the understanding and commitment to do more work on the ULDC next year.
- Issue identification and policy review. Not drafting. Not technical review.
- There will be no consultants. PC and City staff will be responsible for most of the work to support CC.
- Critical sections will be presented and reviewed in a particular order that will build on one another.
- City staff (Legal and Planning) will review and rewrite other sections.
- Whenever possible, PC will begin the critical section review and then debrief and make recommendations to CC. CC to review recommendations and provide policy direction to CC and City staff.
- CC and PC will have access to the entire draft but will focus only on critical sections for now. We will keep track of all secondary code update items to work on next year.

MEETING SCHEDULE (SUBJECT TO CHANGE)

- January 28 – Joint Meeting - Kick-off
- **February 11 – Joint meeting – Definitions**
- February 13 – PC hold - special ULDC meeting
- February 27- PC regular meeting
- **March 4 – Joint meeting – Use-specific standards**
- March 13 – PC hold - special ULDC meeting
- March 18 – CC hold - special ULDC meeting
- March 27 – PC regular meeting
- **April 1 – Joint meeting – Mixed-use District**
- April 10 – PC hold - special ULDC meeting
- April 15 – CC hold - special ULDC meeting
- April 24 – PC regular meeting
- **May 6 – Joint meeting – Sign standards**
- May 8 – PC hold - special ULDC meeting
- May 22 – PC regular meeting
- **June 3 – Joint meeting – ULDC overview**
- June 16 – Public review
- June 25 – Public review
- July 1 – Joint meeting - Briefing
- July 24 – PC regular meeting (ULDC recommendation)
- August 12 – CC regular meeting (ULDC 1st reading)
- August 26 – CC regular meeting (ULDC 2nd reading)

PC & CC CRITICAL SECTIONS

- Definitions
- Use-Specific Standards
- Mixed-use District (change from Business District)
- Review and Decision Criteria for Land Use Applications
- Sign Standards

CITY STAFF SECTIONS

- Preliminaries
- Nonconformities
- Common Decision Criteria
- New Article – Annexations
- Incorporation of 2024 legislation, as applicable
- Separate Procedures Manual

COMMUNICATION

- Open and welcome to public input.
- May advocate a position.
- OK to discuss the ULDC update outside of study sessions.
- Encourage feedback through participation in PC study sessions and special website page.
- Agree to work in a way that keeps the process moving forward.
 - Meeting schedule
 - Critical sections
 - Roles of PC and CC
 - Absence policy - don't slow the process down to “catch up”. Trust the team.

PUBLIC OUTREACH & INPUT

- Send email blast informing of ULDC Update.
- Launch ULDC Update webpage.
- Invite the public to attend and provide feedback at PC study sessions.
- Publish Critical Sections on the ULDC Update webpage for review and comment.
- Solicit input from property owners, residents, business owners, developers, and builders via email, mailers, webpage.
- Public review of ULDC at two open houses in June.

SEPARATE THINGS ALSO HAPPENING

- Affordable Housing Project – Zoning Overlay and Fast Track process (consultant).
- Capstone Project – Pedestrian-Oriented Placemaking & Connectivity in Central Business District (MURP student).

NEXT STEP

- February 11, 2025 – Joint meeting to review Definitions.
- February 27, 2025 – PC to start review of Use-Specific Standards.
- March 4 – Joint meeting to debrief and review Specific Uses and Standards.