



ULDC UPDATE SECTION 8 DEFINITIONS

PC & CC February 11, 2025

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

- **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 the 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.

HOW CAN PC SUPPORT CC

- Do the prep work ahead of time and provide findings at joint meetings.
- Provide bullet point findings.
- Focus on streamlining and creating efficiencies with development applications while allowing the city to require quality development.
- Make recommendations for improvements.
- Provide pros and cons for recommended changes.
- Have an open mind. Think about views that may differ from the status quo.
- Tackle sticky issues.

HOW CAN CC SUPPORT PC

- Review PC work, scan for yourself, and provide specific input.
- Ask questions.
- Help keep alignment with the Comprehensive Plan.
- Listen to our recommendations.
- Stay out of the weeds.
- Trust the process, us, and staff.
- Provide your views of issues that we may not be familiar with as Planning Commissioners.

ULDC UPDATE EXPECTATIONS

- Bring the ULDC to the City Council for review and decision on August 26, 2025.
- Get ULDC to 90% ready (it is 80% ready now). PC and CC to review and discuss five (5) critical sections only, with the understanding and commitment to do more work on the ULDC next year.
- CC and PC to focus on critical sections for now. We will keep track of all secondary code update items to work on next year.
- 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 PC and City staff.

PC and City staff will be responsible for most of the work to support CC.

ULDC UPDATE – CRITICAL SECTIONS

- Definitions
- Specific Uses and Standards
- New Mixed-use district (change from Business District)
- Approval Authority and Criteria
- Sign Standards

DEFINITIONS

- Lots of definitions to review
- Industry-standard definitions
- Essential to have a working set of definitions
- Definitions need to work for our context
- Foundation for further topic discussion

DEFINITIONS REVIEW

Gut-check review
of the definitions

Don't get into the
weeds

Don't cross-check
(yet)

Take note of
familiar and
unfamiliar terms

Read each
definition and
assign a status:

✓ = Makes sense

/ = Weird/Does not
make full sense

X = Does not
make sense

Use of definition
status:

Accept "Makes sense"

Accept "Weird/Does
not make full sense
(for now)"

Discuss "Does not
make sense" with goal
of agreeing to an
acceptable working
definition (for now)

DEFINITIONS REVIEW OTHER

- Definitions read for understanding but not subject to change with this ULDC update.
 - Wireless Communication Facility (WCF) terms.
 - Sexually oriented business terms
 - Marijuana business terms.
 - Group Home, Type A

PLANNING COMMISSION FINDINGS

- Makes sense = 230
- Weird/Does not make full sense = 51 (22%)
- Does not make sense = 0
- PC recommends accepting all definitions as “working” definitions to allow PC to move forward with the next critical section review and further consider the definitions in the context of the ULDC update.
- Need policy direction on:
 - Definition of Family considering HB 24-1007: Prohibit Residential Occupancy Limits.
 - Vape Shop, Body Art Service, Junk Yard - should PC be directed to study and present to CC on whether a moratorium on these uses should be continued until the ULDC update is adopted?
 - Pawn Shop; Payday Loan Service, Car Wash; Vehicle Service, Major; Vehicle Service, Minor – should PC be directed to study and present to CC whether a moratorium be established on these uses to allow time for the PC to study and consider their use in the ULDC update?

CITY COUNCIL DIRECTION

- Does the Council have any comments or specific questions about the Definition review process?
- Is Council ok with the Planning Commission's assessment of Definitions?
- Are there unidentified concerns with the Definitions that Planning Commission needs to know about?
- Is Council ok with the Planning Commission moving forward with accepting these “working” definitions and moving on to the next critical section?
- Does the Council want to direct PC to study moratorium items?
- Does the Council want PC to consider an alternative definition for “Family”

NEXT STEP

- February 13, 2025 – PC Special ULDC study session. Topic TBD.
- February 27, 2025 – PC meeting to start Use-specific Standards review.
- March 4, 2025 – Joint meeting for Definitions update and Use-specific Standards Discussion.
- New PC member onboarding.
- Publish the Definitions on the webpage for public review and comment.