

## **Planning Commission Staff report**

То:	Planning Commission	Meeting Date: August 13, 2019
From:	Carolyn Johnson, Community Development Administrator	

Subject: Agenda Item 4A: Future amendments to CBMC Title 17.

At the July 9, 2019 Planning Commission meeting the Commission recommended Council consider authorization for the Commission review of amendments to Title 17 sections noted in the chart below. The August 6 Council review of the recommendation had not occurred at the writing/ transmittal of this report, however an oral report on Council action will be shared at the Planning Commission's August 13 meeting. Should Council authorize commencement of the amendment work, the first Planning Commission public hearing on Group 1 (see below) will commence on September 10, 2019. Work on Groups 2 and 3 would continue through the fall and into the first quarter of 2020.

Chapter/Title	Amendment purpose		
Group 1			
17.370 Vacation Rentals and	Add Vacation Rental language.		
Homestays			
17.110 General Provisions	Minor language changes for clarity		
17.130 Procedures	Add language to enable City to revoke land use permits.		
17.150 Definitions	Add to and modify definitions		
17.220 LDR-6 and LDR-8	Formatting changes and discussion of density limitations.		
Residential districts			
Group 2			
17.230 Commercial/Mixed Use	Expansion of variety and type of commercial land uses		
District			
17.245 Waterfront Industrial District	Create development standards; there are none at this time.		
17.333 Sign Regulation	Revise sign regulations for clarity, addition of images/exhibits.		
Group 3			
17.130 Procedures	Modify for clarity/ease of use/streamlining to minimize applicant wait time		
17.365 Site Plan review	Modify for compatibility with submittal requirements for Type III permits of 17.130. Potential revisions; use of site plan review standards by staff rather than Planning Commission in some cases. Evaluate exception portion of the chapter. Purpose = streamlining.		
17.316 Empire Waterfront	Examine for potential modifications to design standards so as to		
Settlement Design Review	encourage new development.		