

Summary of Draft LDR Changes
December 2017 Committee/Staff Recommendations

Staff has prepared 5 draft ordinances, one for each Chapter that requires amendments to implement Development Review and Permit Process Advisory Committee recommendations. The draft changes for each chapter are described below.

- **Chapter 910 (Concurrency) “Ordinance #1”**

Changes proposed reflect the new threshold for traffic study submittal by an applicant (from 100 average daily trips to 400).

- **Chapter 913 (Subdivisions and Plats) “Ordinance #2”**

Changes proposed reflect the following:

1. Providing applicant the option of submitting an approved traffic methodology rather than a traffic study, concurrency certificate, or concurrency application at the time of preliminary plat application.
2. Adding 7 days more staff review time prior to TRC.
3. Requiring staff to conduct a pre-TRC inter-departmental coordination meeting.
4. Requiring staff to send draft TRC comments to the applicant prior to TRC.
5. Requiring staff to indicate code/safety/engineering-required comments and advisory comments.
6. Requiring final TRC comments to consist of draft comments and items discussed at TRC.
7. Requiring applicant responses to recite each staff comment and indicate where a change has been made on the revised preliminary plat.
8. Requiring submission of a traffic study and concurrency application prior to or at the time of the post-TRC resubmittal.
9. Authorizing staff level approval for preliminary plats proposing less than 25 residential lots or units. (Note: the 25 lot/unit threshold is consistent with the small project threshold used in other regulations such as the Chapter 918 sewer connection requirements.)

- **Chapter 914 (Site Plans) “Ordinance #3”**

Changes proposed for site plans reflect the same changes described above for preliminary plats, and also include an updated reference to the new traffic study threshold.

- **Chapter 952 (Traffic) “Ordinance #4”**

Changes proposed reflect the following:

1. Providing for the new traffic study submittal threshold.
2. Providing the option for the Public Works Director to approve conducting a traffic methodology pre-application conference by telephone.

3. Requiring the methodology meeting to be held within 5 business days of the request for the meeting made in writing or via email.
4. Requiring the applicant's engineer to provide a site access plan 3 days prior to the methodology meeting.
5. Clarifying that the approved traffic methodology will be signed and dated by staff.
6. Requiring approval of the traffic methodology prior to formal site plan or preliminary plat application submittal.
7. Requiring traffic study submittal prior to or at the time of the post-TRC resubmittal.
8. Providing review timeframes for traffic study submittals.
9. Updating the traffic methodology submittal requirements.

• **Chapter 971 (Specific Land Use Criteria) “Ordinance #5”**

Changes proposed reflect staff-level approval authority rather than PZC approval for uses that have become “routinely approved” by the PZC. No changes to development criteria or standards are proposed. Uses affected are as follows:

1. Building materials/lumber yards in CG
2. Outdoor storage in CH
3. Veterinary clinics in A-1, A-2, A-3, CL, CG, CH
4. Child care in all agricultural and residential districts, PRO, OCR, CN
5. Nursing Homes in MED
6. Single-family accessory dwelling unit (aka “mother-in-law” units) in all agricultural and residential districts
7. Drug stores in CN, OCR
8. Used vehicle sales in CH

Formal adoption of LDR amendments requires public notice and consideration at a PZC public hearing and a BCC public hearing, a process that takes roughly 90 days.

None of the proposed LDR amendments propose changes to existing development criteria or traffic standards.