



Town Council Agenda Report

Date: January 14, 2020 Item No. 12

To: Honorable Mayor and Town Council

Subject: Updated Schedule of future Development Code Amendment Discussions

From: Douglas Robertson, Town Manager

Submitted by: Lori Lamson, Assistant Town Manager

Budgeted Item: Yes No N/A

RECOMMENDED ACTION:

Receive and file

SUMMARY:

On May 1, 2019 the Planning Commission and the Town Council held a joint workshop to discuss issues related to the current regulations of the Development Code. Most of these issues involved non-residential development, with a few exceptions. At that meeting direction was given to staff to initiate Development Code Amendments for certain items and also bring back some issues to the Council for further discussion.

Attached is an updated schedule that identifies the order that these amendments and discussion items will be brought forward to the Planning Commission and Town Council for consideration. Included in this schedule are the possible dates for consideration of changes to the Multi-Family Residential code regulations that was discussed at the November 20, 2019 joint workshop. This schedule will be updated and placed on the Town Council's agenda monthly.

Each Amendment requires a recommendation from the Planning Commission and Adoption of first and second reading by Council. Discussion items would require a step of initiating an amendment to then forward to the Planning Commission for review and recommendation, followed by the Council adoption. Each of these items can take 4 to 6 months to process individually.

Staff determined the priority of the items through the discussion that took place at the workshop. The schedule attached is fluid and can be modified by staff or the Council depending on staffing and Council priorities.

Fiscal Impact:

Not Applicable

Attachments:

Development Code Amendment Schedule

Entitlement #	Description	TC Initiation Date	PC Hearing	TC Hearing	2 nd Reading	Effective Date	Staff
GPA 2019-001 DCA 2019-004	1. Remove 8-acre minimum lot size for Regional Commercial property development to allow phased development.	5/1/2019	6/19/19	8/13/19	8/27/19	9/27/19	LL
DCA 2019-005	2. Allow Administrative review of new development that is greater than 50,000 square feet. 3. Remove the Use Permit requirements as it pertains to physical development and replace it with appropriate type of Development Permit (DP) requirement. 4. Expand the lapse of time for a Variance 5. Modify language in Extension of Time for entitlements to extend the life of the permit (DP, Use Permits, Variances) 6. Explain the Development Advisory Board process in the Pre-application Conference (9.12.020) section of the Code 7. Remove the Entertainment Village Overlay District (Chapter 9.66) which does not exist anymore. 8. Reduce the number of findings for CUP, DP and Special Use Permit (SUP)	5/1/19	6/19/19	8/13/19	8/27/19	9/27/19	PC
DCA 2019-006	9. Modify the definition of "manufacturing" to allow assembly as an ancillary use to a commercial or industrial business.	5/1/19	8/7/19	10/8/19	10/22/19	11/21/19	LL

Updated for 1-14-20 TC mtg.

Entitlement #	Description	TC Initiation Date	PC Hearing	TC Hearing	2 nd Reading	Effective Date	Staff
Discussion	20. Discuss the need for fencing of outside storage and on-site improvements for non-residential storage. 21. Discuss the use of metal cargo containers in non-residential zones, including non-conforming residential development in industrial or commercial zones.	9/10/19					LL
DCA 2019-011	22. Allow for Intensity Bonus or Concessions for sustainable, environmentally supportive or affordable housing to be reviewed and approved by Director.	5/1/19	9/18/19	11/12/19	12/10/19	1/9/20	PC
DCA 2019-015	23. Non-conforming Multi-family 2-4 units will allow them to re-build if building is destroyed.	5/1/19	11/6/19	12/10/19	1/14/19	2/13/19	PC
DCA 2019-013	24. Include a description of other Development Impact Fees in the Subdivision Section (9.71.055) of the Code where it refers to the regulations of the Quimby requirements.	5/1/19	11/6/19	1/14/20	1/28/20	2/28/20	PC
DCA 2019-012	25. Administrative review of amendments to approved projects	5/1/19	11/6/19	1/28/20	2/11/20	3/11/20	PC

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Entitlement #	Description	TC Initiation Date	PC Hearing	TC Hearing	2 nd Reading	Effective Date	Staff
DCA 2019-014 SPA 2005-001 Amendment No. 8	26. Expand they type of fencing for screening storage areas of developed commercial and industrial zones to opaque materials including vinyl fencing or solid metal. Also, do not allow chain link to screen storage, with the exception of the C-V and C-S zones 27. Allow 2 cargo containers in C-S zone consistent with the current exception for C-V zone. Clarify screening or enhancement requirements to cargo containers in other commercial or industrial zones, otherwise cargo containers are prohibited.	9/10/19	11/6/19	12/10/19	1/14/20	2/13/20	LL
Discussion	28. Reduce Propane/water tank setbacks and other ancillary setbacks in commercial zones 29. Reduce setbacks when lush landscaping is provided	11/12/19					LL
DCA 2020-	30. Discuss trash enclosure specifications including height and location 31. Increase in height of parking lot light standards in non-residential zones	5/1/19	1/15/20	2/11/20	2/25/20	3/25/20	PC
DCA 2019-017	35. Allow ADU's to develop under current regulations on lots with existing legal non-conforming single family residences. Also, update to comply with 10/19 legislation.	5/1/19	12/4/19	2/11/20	2/25/20	3/25/20	PC
DCA 2019-016 MCA	36. Cannabis cultivation penalties	Staff/Town Attorney initiated	12/18/19	1/28/20	2/11/20	3/11/20	CM

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Entitlement #	Description	TC Initiation Date	PC Hearing	TC Hearing	2 nd Reading	Effective Date	Staff
Ad Hoc	35. Creation of Ad Hoc Committee to review R-M standards	11/20/19	1/15/20	1/14/20			LL
Discussion	36. Discuss the Sign Code 37. Discuss reducing regulations for the use of digital signs	1/14/20					PC
Discussion	38. Discuss the regulations that allows for mass grading sites, removing all existing vegetation and the regulation that discusses replanting of native desert plants if a site is mass graded. 39. Discuss allowing administrative review to determine if a Joshua Tree is dead, rather than requiring an expert to provide a written report. Update Native Plant ordinance.	1/28/20					PC
DCA 2020-	40. Reduce and Compare Parking standards with current trends 41. Allow required parking for automotive repair uses be inclusive of parking spaces used for vehicles awaiting service. 42. Consider allowing an administrative review for shared parking agreements rather than a CUP.	5/1/19	2/19/20	3/10/20	3/24/20	4/9/20	PC
DCA 2020-	43. Landscape Setbacks and buffering 44. Discuss reduction in landscaping requirements for all non-residential zones Landscaping requirements need to be consistent with ADA requirements.	11/12/19	3/4/20	4/14/20	5/12/20	6/11/20	LL

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Entitlement #	Description	TC Initiation Date	PC Hearing	TC Hearing	2 nd Reading	Effective Date	Staff
DCA 2020-	45. Expand Section 9.15 "Commercial/Industrial Revitalization Permits" to allow for new construction and expansion in Village and Infill development Town-wide by allowing more exemptions and relief in parking, setbacks, etc. to be reviewed by the Director	5/1/19	2/5/20	3/24/20	4/10/20	4/23/20	PC
MCA	46. Massage Therapy Establishment Regulations	9/24/19	n/a	3/10/20	3/24/20	4/24/20	CM
MCA	47. Street Vendor Regulations	9/24/19	n/a	3/10/20	3/24/20	4/24/20	CM
DCA 2020-	48. Discuss drive through queuing requirements to allow for flexibility to increase and decrease requirements by Director 49. Reduce regulations for menu boards affiliated with drive through establishments 50. Discuss hours of operation of drive through establishments, adjacent to residential, currently allowed between 6 am and 10 pm. Allow for Director Review and issuance of use permit with mitigation/conditions to reduce impacts to adjacent residential. 51. Clean up code related to drive through lanes and remove requirements from graphics and insert into text.	5/1/19	2/19/20	3/24/20	4/10/20	5/10/20	PC
DCA 2020-	52. Consider restricting Gas Stations from occupying more than two hard corners in an intersection, but allow development of a gas station a reasonable distance away from hard corner. 53. Accessory Tank locations and screening	5/1/19 11/12/19	3/18/20 3/18/20	4/14/20 4/14/20	5/12/20 5/12/20	6/11/20 6/11/20	LL

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DCA 2020-	54. Provide distinction in Code that identifies Federal, State, Local and other agency regulations 55. Expand the use of TUP's 56. Clean up all Development Code inconsistencies and organize the Development Code to remove redundancies, including requiring new mobile homes to be maximum of 20 years old.	5/1/19	3/4/20	4/14/20	5/12/20	6/11/20	PC
Ad Hoc	57. Ad Hoc Committee to meet and discuss R-M standards Mid February – Mid April	11/20/19	TBD	TBD			LL/PC
DCA 2020-	58. Changes to R-M Standards	11/20/19	June '20	July '20	August '20	Sept. '20	PC
DCA 2020-	59. Sign Code Changes	1/14/20	TBD				PC
DCA 2020-	60. Mass Grading/Joshua Tree regulations	1/28/20	TBD				PC
Discussion	61. Discussion of Single Family Development Regulations	12/10/19	TBD				PC/LL

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