



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: October 21, 2020
Re: October 27, 2020 Meeting Agenda Item: Possible Amendments to Commission's 4/14/20 recommended TC Code
Attachments:
1. 10/21/20 draft of possible amendments to 4/14/20 Commission Recommended TC Code Update
2. Track-changes version of the Commissions 4/14 recommended Town Center Code updates
3. 9/21/20 version of the Council's proposed edits to the Commission's recommended TC code update

At the October 13 meeting, the Commission considered three different approaches to addressing Deputy Mayor Kassover's and Council Vice Chair French's request for recommendations on density and open space provisions for the Town Center Code Update. The Commission elected to work on amendments that were described in the October 9 memo from the Planning Director to the Commission as Option 1:

Excerpt from October 13th Planning Director Memo to Commission:

Option 1

One way to begin the discussion of this issue would be to entertain a motion to recommend that no further changes be made to the Town Center code other than restoring the density and other limitations on use (18.42.040) that are in the current regulations. That would limit density on the 17-acre site to about 120 units which would have to be developed as part of a mixed-use project. With some minor modifications, the Commission could also establish that all redevelopment must comply with the site plan review criteria in 18.42.130 and the Town Center Framework Design Guidelines. The linkage of those provisions and guidelines could provide basic guidance for development character and a requirement for some connected indoor/outdoor public space. A final review and vote on this option might be achievable without the need for a special meeting.

Attachment 1 is an amended draft of the track-changes version of the Commissions 4/14 recommended code updates (see explanation of Attachment 2 below) that includes potential amendments intended to implement Option 1. New draft amendments are in track-changes format and are highlighted in yellow, pink, or blue (if they are associated with a sidebar comment) in a manner similar to this sentence.

Commented [SB1]: The highlighting color changes depending on the author of the comment

Attachment 2 is the track-changes version of the Commissions 4/14 recommended code updates. City Attorney Pratt prepared this as a working document that could eventually evolve into an adoption ordinance, so it contains some preambles that were not part of your original recommendation. It also contains side notes that were intended as background for City Council.

Attachment 3 is the current version (9/21/20) of the Council's proposed edits to the Commission's recommended TC code update. It contains two mutually exclusive options for Council to consider regarding its involvement in the development approval process. At least one of those (Major - Level 2) options will be removed in the next draft, depending on Council guidance.