

MEMORANDUM

To: Mayor & City Council
From: Steve Foote, AICP
Community Development Director
Date: April 21, 2014
Subject: Discussion, Possible Zoning Ordinance Amendment
Section 27, Division 3, Special Land Use Permits & Time Limits

BACKGROUND

During the City Council meeting of March 10th the Council discussed the subject of time limits as they pertain to Special Land Use Permits and Home Occupations. Councilman Heneghan also presented information regarding the intent to retain authority for imposing time limits during the Zoning Ordinance review and update process. At the close of the discussion the Council asked staff to draft a Zoning Ordinance amendment that would allow the practice of attaching time limits to Special Land Use Permits for Home Occupations.

DISCUSSION

Staff researched the subject of Special Land Use Permits to determine how they are handled by surrounding cities and counties (see attached survey results). Based on the practices observed from these sources staff has modified Section 27, Division 3, Special Land Use Permits to include alternative wording supporting the City Council's request to considering time limits. Suggested changes for consideration by the City Council are attached for your review. They presently address only Home Occupations based on the input from Council. They can be modified to apply generally to all SLUP requests.

RECOMMENDATION

Staff is seeking input from the City Council regarding the proposed draft language. If the attached draft modifications to Section 27, Division 3, are acceptable and accomplish the goals of the City Council, staff recommends it be referred to the Community Council and Planning Commission for consideration as an official amendment to the Zoning Ordinance.