Suggestions for revising the Tables of Uses

To: Dale Coulam for the Planning Commission
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From: Mike Scott

Current Classes

- II = Staff decision – we never see it
- III = Planning Commission decision – no public hearing
- IV = Planning Commission decision – after public hearing
- V = Planning commission recommendation after public hearing, then Council decision after public hearing

Proposed Classes

- No changes to Classes I, II, III, IV
- Change Class V to: Planning commission recommendation (no public hearing), then council decision after public hearing
    - Note: I think that this is reasonable for all uses currently labeled Class V

Here are my suggestions for changing classes for various uses. I have listed all of the ones that jump out at me, but it is worth looking at all of the Class V to see if any should drop to a IV (probably not) and all of the Class IV to see if any should drop to a III or a II (more likely – but hopefully I caught them).

- I am reluctant to lower most of the Class IV uses to Class III because I believe public hearing input is advisable. However, if the public input can't do anything at all to change what is proposed by an applicant, then we should eliminate the public hearing. (Staff input would help here.)
- I think eliminating the public hearing at the Planning commission level only for class V uses is in itself a significant step to making the process better for the community and for applicants.

Recommended changes to the residential table and zoning map

- There is currently a M-H (mobile home) zone but we do not allow mobile homes any more. There are existing (grandfathered) mobile homes in this zone but there are also regular homes. Property owners are permitted to build at a density of 8,000 sq.ft. Recommendation: Eliminate the M-H zone and change the zoning map in the current M-H zone to R-1-7.5 (7,500 sq.ft. density). This will likely help property owners with financing and sales.
- Eliminate the A-20 zone shown in the table of uses and in the legend on the zoning map, because there is no land designated A-20 in the city.

The following uses and class changes are the only ones I suggest changing (but I will gladly admit missing something if you find others)

Table 33-1 Table of Uses, residential zoning districts

- Campground…
    - Allowed in A-20 and RA-5 zones
    - Change from a class IV use to class V use

        - The way I read it, this use permits something similar to the RV Resort use approved last night by the City Council (maybe without the added amenities proposed by the applicant), so due to the public concerns about this type of use, Class V would be more appropriate.
        - Alternately, change the wording of the use. Council comments last night suggested that there would only be recreational vehicles on the (CPR) Commercial Professional Research parcel as an overlay and since CPR exists in only one location in the city, no other location along Highway 91 or elsewhere will end up with RVs. But the Campground use would permit them in a variety of locations.

- Casita or guesthouse proposed at any time after construction…
    - Change from Class IV to Class II in all zones
- Commercial kennel…
    - Currently a Class IV, which seems appropriate.
    - However, look at the uses for "animal hospital" – there are two uses, one that includes outdoor holding facilities, which is a Class V and the other is indoor only which is class IV.
    - Should we divide commercial kennel into two uses: indoor only = Class IV; and indoor + outdoor = Class V?
- Church…
    - Change from Class IV to Class III for all zones
- Dwelling, two-family…
    - Change from Class III to Class II in both R2-6 and R-M
        - R2-6 is a duplex zone and the use is to create a duplex… duh
        - R-M is a multifamily zone which staff treats as 3+ units. However, a single-family home would be permitted. So may as well also permit staff to determine if a duplex would be permitted.

Table 33-2 Table of Uses, nonresidential zoning districts

- Accessory dwelling unit…
    - Change from Class IV to Class III (a residence for the owner or employee is not negative)
- Animal hospital with outdoor holding…
    - Change from class IV to class V (in the residential tables it is a Class V, and although this applies to a commercial zone, residential uses could be adjacent)
- Animal hospital without outdoor holding…
    - Change from Class IV to Class II for CN and CI zones; leave as class III in the CLM zone
- Art studio…
    - Change from Class IV to Class III in the CN and RMU zones
- Church…
    - Change from Class IV to Class III for all zones
- Commercial kennel…
    - Same as comments about it in the residential tables above
- Commercial recreation (outdoor)…
    - Change from Class IV to Class V in RC, CLM, RMU, CPR zones (because of potential impact to adjacent residential, if any)
- Contractor's office…

- Change from class IV to Class III in CI, RMU, CPR zones and keep as Class III in CLM