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City Council Workshop Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: July 31, 2026

Subject: Planned Unit Development Ordinance Discussion

Summary:

The City Council requested staff to prepare a brief presentation of the Planned Unit Development Ordinance 17.60.

17.60 Planned Unit Development

17.60.020 Concept Plan Format

Follows the requirements of HCC 16.10.040.

17.60.030 Concept Plan Contents

Follows the requirements of HCC 16.10.050 but adds:

- A. Elevation drawings of the structures to be emplaced on the PUD.
- B. A Site Plan showing the layout of all structures, playgrounds, parks, swimming pools, parking and open space.
- C. The landscape plan for the PUD.

17.60.040 Submittal To Zoning Administrator

Follows the requirements of HCC 16.10.060.

17.60.050 Submittal To Planning Commission

Follows the requirements of HCC 16.10.070.

17.60.060 Site Visit By Planning Commission

Follows the requirements of HCC 16.10.080.

17.60.070 Commission Requirements And Recommendations

Follows the requirements of HCC 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:

- A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
- B. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
- C. Appropriate building types in terms of density, site relationship and spacing.
- D. Well-planned site signage;
- E. Well-planned exterior lighting;

- F. Preservation of natural features including trees, drainage areas, and views.
- G. Good vehicular and pedestrian movement;
- H. Integrated parking;
- I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;
- J. Placement of fencing/walls and solid waste enclosures.
- K. PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070. (Ord. 13-02; Ord. 13-04)

17.60.080 Submittal To The City Council

Follows the requirements of HCC 16.10.100.

17.60.090 Administrative, Professional And Inspection Fees

Follows the requirements of HCC 16.10.110.

17.60.100 Preliminary Plat

Follows the requirements of HCC 16.12.010.

17.60.110 Preliminary Plat Format

Follows the requirements of HCC 16.12.020.

17.60.120 Plat Contents

Follows the requirements of HCC 16.12.030 but adds:

- A. Elevation drawings of the structures to be emplaced on the PUD.
- B. A Site Plan showing a layout of all structures, playgrounds, parks, swimming pools, parking and open space.
- C. The landscape plan for the PUD.

17.60.130 Lack Of Preliminary Plat Information

Application information follows the requirements of HCC 16.12.040.

17.60.140 Submittal To The Zoning Administrator

Follows the requirements of HCC 16.12.050.

17.60.150 Submittal To The Planning Commission

Follows the requirements of HCC 16.12.060.

17.60.160 Commission Requirements And Recommendations

Follows the requirements of HCC 16.12.070.

17.60.170 Submittal To The City Council

Follows the requirements of HCC 16.12.080.

17.60.180 Prompt Action Required

Follows the requirements of HCC 16.12.090.

17.60.190 Effective Period Of Preliminary Plat Approval

Follows the requirements of HCC 16.12.100.

17.60.200 Administrative, Professional And Inspection Fees

Follows the requirements of HCC 16.12.110.

17.60.210 Final Plat

The Final Plat shall follow all of the steps in HCC 16.16 (Final Plat). The additional information required in HCC 16.16.030 E. is amended to include the elevation drawings, the Site Plan and the landscaping plan as approved with the Preliminary Plat.

17.60.220 Improvements And Design Standards

Follows the requirements of HCC 16.20 unless waived or modified by the City Council.

17.60.230 Administration And Enforcement

Follows the requirements of HCC 16.28.