

2021 Preliminary Comprehensive Plan and Code Amendment Docket

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal
1	City Staff	Comprehensive Plan/Land Use Element/Land Use Plan Map	This amendment would correct an error in the City's Land Use Plan Map. One of the land use designations listed in Sect. VII of the Land Use Element is "Neighborhood Business", for which the implementing zone is "PBZ". The area currently zoned PBZ, and previously designated as Neighborhood Business, is erroneously identified as "Commercial Office" on the current Land Use Plan Map.
2	City Staff	<ul style="list-style-type: none"> • Comprehensive Plan/Land Use Element, Section V. Land Use Policies, Town Center (e.g. Figure TC-1 Retail Use Adjacent to Street Frontages) • Town Center Development and Design Standards (e.g. MICC 19.11.020 (B) <i>Required Ground Floor Uses</i>) 	This item is a placeholder for any code or comprehensive plan amendments that may be proposed related to the Town Center development moratorium.
3	City staff	Transportation, Park and Fire Impact Fees (MICC 19.18 and MICC 19.19)	The city intends to prepare new rate studies and update the Transportation and Park Impact Fees, and establish a Fire Impact Fee. This is a placeholder for the related code amendments.
4	City Staff	Temporary Sign Regulations (MICC 19.06.020)	Due to changes in case law, the City is required to update the Sign Code.
5	City Staff	Wireless and Small Cell Regulations (MICC 19.06.040)	Due to recent FCC rules, staff are required to update the City Code related to wireless and small cell facilities.
6	Matthew Goldbach	Implementation of Comprehensive Plan Amendments (MICC 19.15.230(I))	The amendment would repeal 19.15.230(I) to ensure the code does not condone a future failure of the City to ensure that Comprehensive Plan policies are implemented by consistent development regulations.
7	Matthew Goldbach	Condition Use Permit Regulations (MICC 19.06.110(A)(5))	This amendment would add a new subsection to the code clarifying that conditional use permits (CUPs) are only applicable to the property for which it was granted (regardless of whether additional property is added to that property in the future).

8	Matthew Goldbach	Comprehensive Plan/Land Use Element/Land Use Plan Map	Replace the incorrect City Land Use Map to correctly identify the south-end shopping center as “PBZ” or Neighborhood Business.
9	Carolyn Boatsman	Nuisance Control Code (MICC 8.24)	Make amendments to the nuisance code to : 1) limit commercial landscaping operations using power tools to the same hours as construction noise from work under city permit, and 2) require that residential use of spot lighting be directed toward the owner’s property.
10	Carolyn Boatsman	Comprehensive Plan	Adopt goals and policies related to the prioritization of the use of the public right of way, based on the public good.
11	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(2)(a) Gross Floor Area)	This amendment would reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of gross floor area (GFA).
12	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(2)(a) Gross Floor Area)	This amendment would include exterior covered decks in the definition of GFA and include covered porches on the first level in the calculation of GFA.
13	Daniel Thompson	Residential Development Standards (MICC 19.02.040(D)(1) Garages and Carports)	This amendment would either eliminate the ability to build garages and carports within 10 feet of the property line of the front yard, or, alternatively, would eliminate this option for waterfront lots that have flipped their front and back yards per MICC 19.02.020(c)(2)(a)(iii).
14	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(3)(b) Gross Floor Area Incentives for ADUs)	This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.
15	Daniel Thompson	Administrative Code (MICC 19.15.030 Land Use Review Type Classification)	This amendment would change the type classifications of several permit actions, with the effect of adding public notification or public notice requirements to these actions.
16	Daniel Thompson	Residential Development Standards (MICC 19.02.020(G)(2)(a) and (b) Parking Requirements)	This amendment would reduce the threshold for requiring only 2 parking spaces (1 covered and 1 uncovered) from 3,000 square feet to 2,000 square feet.