

Draft problem statement:

The existing circumstance is that community facilities provide significant benefit and create significant consternation due to the following problem statement components:

- A. The regulations or the conditions, that are intended to mitigate impacts of community facilities are insufficient or unknown in some cases.
 - 1. The impacts to the neighbors of community organizations are insufficiently regulated, specifically with regard to the intensity of building and site use, noise, light, traffic, and other similar impacts;
 - 2. Current rules do not support flexibility to promote good design that addresses neighborhood impacts;
 - 3. No provision encouraging community facilities to coordinate expansion, the use of resources, and upgrades with adjacent community facilities;
- B. The public process does not support sufficient community input in the decision-making.
 - 1. The community does not have sufficient influence in the decision-making process;
 - 2. The community input is too late in the process to influence design;
- C. There is a lack of a predictable outcome for organizations and neighbors.
 - 1. The current CUP process results in conditions of approval that cannot be known in advance;
 - 2. The current process results in the “re-review” of previously discussed designs resulting in community fatigue, a change in previous commitments, etc;
 - 3. The City lacks a regulatory mechanism to limit the growth and evolution of community facilities subject to sufficiently strict and enforceable mitigation measures;
 - 4. Ongoing expansions of organizations, without long term planning or a vision, can be disruptive to the neighborhood;
 - 5. Any residentially zoned properties may be the subject of a Conditional Use Permit (CUP) application for community facilities;
- D. Regulations are not sufficiently enforceable.
 - 1. Conditional Use Permit historical records are incomplete;
 - 2. Code compliance is based on complaints

Alternative Approach Summary

Amend:	Alternative 1: No Change	Alternative 2: Limited CUP ¹ Change	Alternative 3: Expanded CUP and MP ²	Alternative 4: Current Approach ³
Criteria for Approval	<ul style="list-style-type: none"> Retain current criteria 	<ul style="list-style-type: none"> Amend current CUP criteria 	<ul style="list-style-type: none"> Amend current CUP criteria Develop MP criteria 	<ul style="list-style-type: none"> Retain current CUP criteria Develop MP criteria
Development / Design Standards	<ul style="list-style-type: none"> Retain current standards 	<ul style="list-style-type: none"> Retain current standards 	<ul style="list-style-type: none"> Retain current standards Allow limited modification of current standards as part of MP or CUP process 	<ul style="list-style-type: none"> Develop new standards specific to the zone Allow modification of new standards as part of MP process
Process	<ul style="list-style-type: none"> Retain current process 	<ul style="list-style-type: none"> Retain current process 	<ul style="list-style-type: none"> Retain current CUP process Develop MP process 	<ul style="list-style-type: none"> Retain current CUP process Develop MP process

¹ Conditional Use Permit (CUP)

² Master Plan (MP)

³ Based on June 2019 PC discussion

Problem Statement / Alternative Mapping

The existing circumstance is that community facilities provide significant benefit and create significant consternation due to the following problem statement components:

Problem Statement	Alternative 1	Alternative 2: Limited CUP		Alternative 3: Expanded CUP / MP		Alternative 4: Current Approach	
		Advantages	Limitations	Advantages	Limitations	Advantages	Limitations
A. <u>The regulations or the conditions, that are intended to mitigate impacts of community facilities are insufficient or unknown in some cases.</u>	Alternative 1 is the “No change” alternative and represents the current circumstance against which other alternatives are evaluated.	<ul style="list-style-type: none"> Additional criteria can be developed to address expected impacts 	<ul style="list-style-type: none"> Adoption of specific development standards may be a better tool to address this item 	<ul style="list-style-type: none"> Additional criteria can be developed to address expected impacts 	<ul style="list-style-type: none"> Adoption of specific development standards may be a better tool to address this item 	<ul style="list-style-type: none"> Adopt new standards specific to community facilities Additional decision criteria can be developed to address expected impacts 	<ul style="list-style-type: none"> Community perception that new standards are too permissive
1. The impacts to the neighbors of community organizations are insufficiently regulated, specifically with regard to the intensity of building and site use, noise, light, traffic, and other similar impacts;		<ul style="list-style-type: none"> Approval criteria related to these impacts will ensure consideration 	<ul style="list-style-type: none"> This alternative does not establish a specific development standard for these impacts 	<ul style="list-style-type: none"> Additional criteria can be developed to address expected impacts 	<ul style="list-style-type: none"> This alternative does not establish a specific development standard for these impacts 	<ul style="list-style-type: none"> Additional criteria can be developed to address expected impacts Additional development standards specific to these impacts 	<ul style="list-style-type: none"> Community perception that new standards are too permissive
2. Current rules do not support flexibility to promote good design that			<ul style="list-style-type: none"> Flexibility is not a component of this alternative 	<ul style="list-style-type: none"> This alternative allows flexibility to standards to 		<ul style="list-style-type: none"> This alternative allows flexibility to standards to 	<ul style="list-style-type: none"> Flexibility may “diminish” adoption of new standards

Problem Statement	Alternative 1	Alternative 2: Limited CUP		Alternative 3: Expanded CUP / MP		Alternative 4: Current Approach	
addresses neighborhood impacts;	Alternative 1 is the “No change” alternative and represents the current circumstance against which other alternatives are evaluated.			promote good design		promote good design	intended to mitigate impacts
3. No provision encouraging community facilities to coordinate expansion, the use of resources, and upgrades with adjacent community facilities;			<ul style="list-style-type: none"> Coordination, shared resources / design is not addressed by this alternative 	<ul style="list-style-type: none"> Master Plan criteria could be established to require coordination, use of shared resources in order to obtain desirable flexibility 		<ul style="list-style-type: none"> Master Plan criteria could be established to require coordination, use of shared resources in order to obtain desirable flexibility 	
B. <u>The public process does not support sufficient community input in the decision-making.</u>		<ul style="list-style-type: none"> Additional criteria relevant to community concerns would increase attention to community input 	<ul style="list-style-type: none"> Community influence will be weakest where not related to the criteria for approval or standards 	<ul style="list-style-type: none"> Additional criteria relevant to community concerns would increase attention to community input The MP process would include additional opportunity for community input 	<ul style="list-style-type: none"> Community influence will be weakest where not related to the criteria for approval or standards 	<ul style="list-style-type: none"> Additional criteria relevant to community concerns would increase attention to community input The MP process would include additional opportunity for community input Additional standards may further support 	

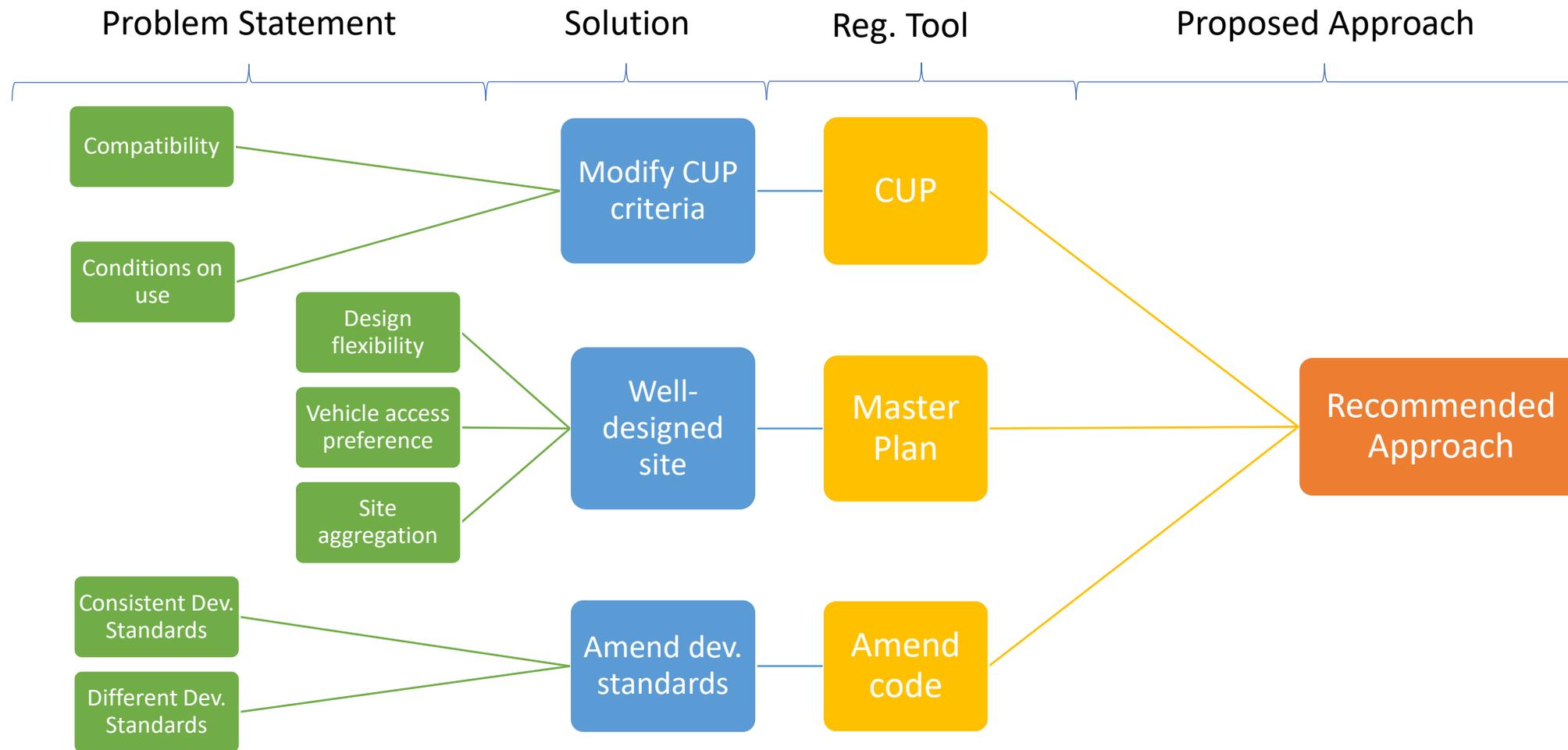
Problem Statement	Alternative 1	Alternative 2: Limited CUP		Alternative 3: Expanded CUP / MP		Alternative 4: Current Approach	
1. The community does not have sufficient influence in the decision-making process;	Alternative 1 is the “No change” alternative and represents the current circumstance against which other alternatives are evaluated.					community input	
			<ul style="list-style-type: none"> No change to community influence in decision-making process under this alternative 	<ul style="list-style-type: none"> The MP process would provide additional community influence 		<ul style="list-style-type: none"> The MP process would provide additional community influence 	<ul style="list-style-type: none"> Community perception that new standards reduce influence in establishing conditions of approval
		<ul style="list-style-type: none"> The timing of community input is not addressed by this alternative 	<ul style="list-style-type: none"> The MP process⁴ would require community input earlier in the process 		<ul style="list-style-type: none"> The MP process⁵ would require community input earlier in the process 		
		<ul style="list-style-type: none"> No change to the predictability of the outcome of a CUP review 	<ul style="list-style-type: none"> MP approval would establish long term anticipated development of the site 	<ul style="list-style-type: none"> Reduced predictability related to flexible standards 	<ul style="list-style-type: none"> MP approval would establish long term anticipated development of the site 	<ul style="list-style-type: none"> Reduced predictability related to flexible standards New standards may support development too much 	
2. The community input is too late in the process to influence design;							
C. <u>There is a lack of a predictable outcome for organizations and neighbors.</u>							
1. The current CUP process results in conditions of approval that cannot be known in advance;			<ul style="list-style-type: none"> No change to the current approach 		<ul style="list-style-type: none"> No change to the current approach 		<ul style="list-style-type: none"> Reduced reliance on “conditions of approval” based on the

⁴ Based on June 2019 PC discussion

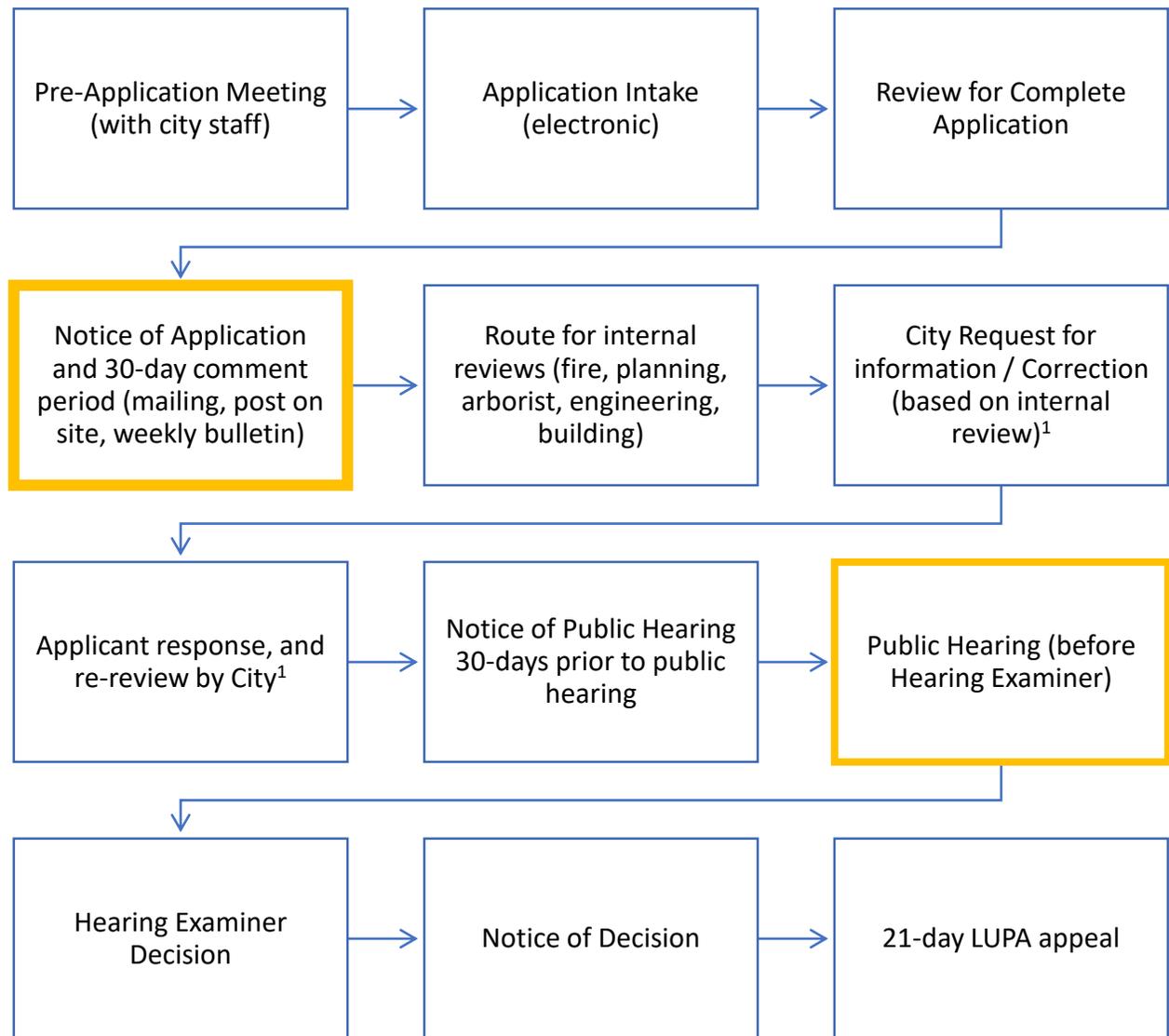
⁵ Based on June 2019 PC discussion

Problem Statement	Alternative 1	Alternative 2: Limited CUP		Alternative 3: Expanded CUP / MP		Alternative 4: Current Approach	
							adoption of new standards.
2. The current process results in the “re-review” of previously discussed designs resulting in community fatigue, a change in previous commitments, etc;	Alternative 1 is the “No change” alternative and represents the current circumstance against which other alternatives are evaluated.		<ul style="list-style-type: none"> No change to the “re-review” effect 	<ul style="list-style-type: none"> MP approval reduces the likelihood of multiple “re-reviews” 		<ul style="list-style-type: none"> MP approval reduces the likelihood of multiple “re-reviews” 	
3. The City lacks a regulatory mechanism to limit the growth and evolution of community facilities subject to sufficiently strict and enforceable mitigation measures;		<ul style="list-style-type: none"> Additional criteria may result in additional conditions of approval 	<ul style="list-style-type: none"> No overall limit on growth and evolution through the acquisition of adjacent properties 	<ul style="list-style-type: none"> MP approval process could result in mitigation for each phase of community facility development Additional criteria may result in additional conditions of approval 	<ul style="list-style-type: none"> No overall limit on growth and evolution through the acquisition of adjacent properties 	<ul style="list-style-type: none"> MP approval process could result in mitigation for each phase of community facility development Additional criteria may result in additional conditions of approval 	<ul style="list-style-type: none"> Growth consistent with new standards should be expected, and is undesirable to the community
4. Ongoing expansions of organizations, without long term planning or a vision, can be disruptive to the neighborhood;			<ul style="list-style-type: none"> No change to requirement for long term planning / vision 	<ul style="list-style-type: none"> MP approval process will provide a long-term vision for community facility 	<ul style="list-style-type: none"> Ongoing growth consistent with the MP is undesirable to neighbors 	<ul style="list-style-type: none"> MP approval process will provide a long-term vision for community facility 	<ul style="list-style-type: none"> Ongoing growth consistent with the MP is undesirable to neighbors
5. Any residentially zoned properties may be the subject of a Conditional Use Permit (CUP)			<ul style="list-style-type: none"> No change to the ability for properties to apply for a CUP 		<ul style="list-style-type: none"> No change to the ability for properties to apply for a CUP 	<ul style="list-style-type: none"> New standards associated with a new zoning designation will 	<ul style="list-style-type: none"> Concern that rezone may spread to additional

Problem Statement	Alternative 1	Alternative 2: Limited CUP		Alternative 3: Expanded CUP / MP		Alternative 4: Current Approach	
application for community facilities;						limit expansion into residential neighborhoods	community facilities and negatively impact residential character
D. <u>Regulations are not sufficiently enforceable.</u>	Alternative 1 is the “No change” alternative and represents the current circumstance against which other alternatives are evaluated.		<ul style="list-style-type: none"> No change to enforcement mechanism 	<ul style="list-style-type: none"> Additional opportunity for enforcement as subsequent phases of development are received 		<ul style="list-style-type: none"> New standards are associated with the zone, limiting the reliance on site specific conditions of approval 	
1. Conditional Use Permit historical records are incomplete;			<ul style="list-style-type: none"> No change to historic records 		<ul style="list-style-type: none"> No change to historic records 	<ul style="list-style-type: none"> Less reliance on historical records to determine compliance 	<ul style="list-style-type: none"> No change to historic records
2. Code compliance is based on complaints				<ul style="list-style-type: none"> Code compliance would be reviewed at each phase of MP development 		<ul style="list-style-type: none"> Code compliance would be reviewed at each phase of MP development 	



Conditional Use Permit and Zoning Variance: Process

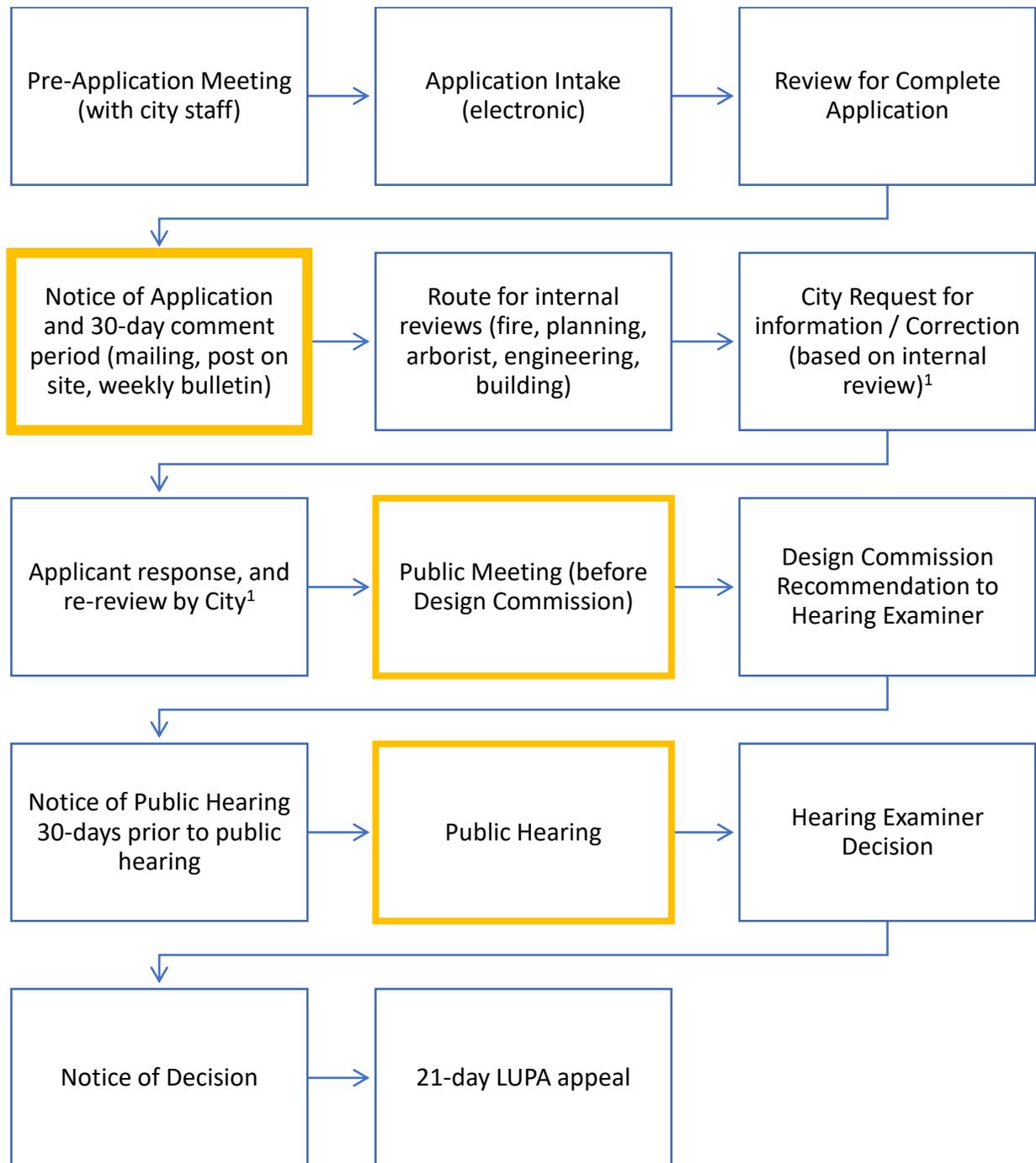


Indicates an opportunity for “formal” public comment by any interested person or party.

1. Steps 6 and 7 may be repeated as needed prior to proceeding to step 8.

Design Review: Process

When combined with Conditional Use Permit and/or Zoning Variance



Indicates an opportunity for “formal” public comment by any interested person or party.

1. Steps 6 and 7 may be repeated as needed prior to proceeding to step 8.

Conditional Use Permit: Criteria for Approval

Purpose.

A use may be authorized by a conditional use permit for those uses listed in Chapters 19.02 and 19.11 MICC. The intent of the conditional use permit review process is to evaluate the particular characteristics and location of certain uses relative to the development and design standards established in this title. The review shall determine if the development proposal should be permitted after weighing the public benefit and the need for the use with the potential impacts that the use may cause.

Criteria for Conditional Use Permits That Are Not Located in Town Center.

An applicant must demonstrate how the development proposal meets the following criteria:

- a. The permit is consistent with the regulations applicable to the zone in which the lot is located;
- b. The proposed use is determined to be acceptable in terms of size and location of site, nature of the proposed uses, character of surrounding development, traffic capacities of adjacent streets, environmental factors, size of proposed buildings, and density;
- c. The use is consistent with policies and provisions of the comprehensive plan; and
- d. Conditions shall be attached to the permit assuring that the use is compatible with other existing and potential uses within the same general area and that the use shall not constitute a nuisance. (19.06.110(A)(1) & (2)).

Development / Design Standards Matrix:

<i>Development Regulation</i>	Residential (R-8.4)	Commercial Office (CO)
<i>Yard/ Setback</i>	General: Front: 20 feet Rear: 25 feet Side: 5 feet (15 feet cumulative) School: Street: 45 feet Abutting property: 35 feet Noncommercial recreational areas: Abutting property: 20 feet for structures, ballfields	Street: 50 feet Rear: 50 feet Side yard: 25 feet (75 feet cumulative) Abutting residential development: 50 feet
<i>Gross Floor Area (GFA)</i>	40 percent of lot area ⁶	None
<i>Height</i>	30 feet	36 feet
<i>Lot Coverage</i>	20 to 40 percent of lot area ⁷	60 percent of total lot area: impervious surface 35 percent of total lot area: building
<i>Screening</i> ⁸	Street: 20 feet Partial ⁹ Residential: 20 feet Full ¹⁰	Street: 20 feet Partial Residential: 20 feet Full
<i>Parking Stall Requirement</i>	School: 1 stall per classroom plus 1 stall per 10 students (highschool)	1 stall per 4 seats (theater) 1 stall per 75 sqft of gross floor area
<i>Parking Lot Design</i>	Appendix A Parking Lot Dimensions	Appendix A Parking Lot Dimensions
<i>Vehicle Access</i>	Local and/or arterial thoroughfare	None specified
<i>Lighting</i>	Pursuant to MICC 19.12.070: <ul style="list-style-type: none"> • Full cutoff lighting • No limits on lighting lumens, candle foot illumination, color 	Pursuant to MICC 19.12.070: <ul style="list-style-type: none"> • Full cutoff lighting • No limits on lighting lumens, candle foot illumination, color
<i>Design Review</i> ¹¹	Required, MICC 19.12	Required, MICC 19.12
<i>Transportation Concurrency</i>	Required, MICC 19.20	Required, MICC 19.20

⁶ Capped at a total GFA of 5,000 square feet (R-8.4) or 8,000 square feet (R-9.6)

⁷ Based on lot slope – ref. MICC 19.02.060

⁸ Screening is provided between the community facility uses and the identified adjacent improvement (e.g. street, residential, etc)

⁹ Partial screening (MICC 19.12.040) - A partial screen shall provide the desired screening function as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 20 feet of landscape perimeter length.

¹⁰ Full screening (MICC 19.12.040) - A full screen should block views from adjacent properties as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 10 feet of landscape perimeter length.

¹¹ For non-residential development