

AB 6802 – OMNIBUS ORDINANCE PLANNING COMMISSION AMENDMENT MATRIX

This matrix identifies the differences between two drafts of the omnibus ordinance: 1) The initial staff draft based on the existing interim ordinances released on August 11, 2025; and 2) The proposed code recommended by the Planning Commission on October 8, 2025.

Terms/Notation Used:

'MINOR' Classification	The Planning Commission recommended code results in a minor amendment that does not include substantive policy amendments from either the interim regulations currently in effect or the initial staff draft.	Log Nos.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 41, 42, 43, 44, 45
'SUBSTANTIVE' Classification	The Planning Commission recommended code results in significant amendments from either the interim regulations currently in effect or the initial staff draft. Only three amendments are categorized as substantive and were categorized as such by the Planning Commission on September 24, 2025.	Log Nos.: 38, 39, 40

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
1	19.06.080(B)(1)	Permitted. Social service transitional housing is permitted in all zones subject to the following conditions: when authorized by the issuance of a conditional use permit (CUP). Review of the conditional use permit application will be based upon the criteria set forth in MICC 19.15.100 and the supplemental criteria set forth in subsection (B)(3) of this section.	Clarify that the use is permitted in all zones where residential dwelling is allowed	Minor Proposed amendments to 19.06.080(A) and (B) were withdrawn.
2	19.06.080(C)(3)(a)	Parking must be provided at a rate of 0.25 parking stalls per sleeping unit.	Parking must be provided at a minimum rate of 0.25 parking stalls per sleeping unit.	Minor The City cannot require more than 0.25 parking spaces per sleeping unit in co-living housing (RCW 36.70.535(3)(a)(ii)). The proposed amendment would clarify that developers may provide more spaces if desired.
3	19.02.020(G)(4)	Except as otherwise provided in this chapter, each lot shall provide parking deemed sufficient by the code official for the use occurring on the lot; provided, any lot that contains ten or more parking spaces shall also meet the parking lot requirements set out in appendix A of this development code, except as provided below.	Except as otherwise provided in this chapter, each lot shall provide parking deemed sufficient by the code official for the use occurring on the lot based on review of detailed information provided by the applicant that includes a description of the physical structure(s), identification of potential uses, and analysis of likely parking demand; provided, any lot that contains ten or more parking spaces shall also meet the parking lot requirements set out in appendix A of this development code, except as provided below	Minor This standard can be clarified in the same way the parking standards are elsewhere in the draft

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
4	19.03.020(B)(3)	Group parking areas shall be screened from view from streets and adjoining properties. If screening consists of solid planting, it shall be of evergreen variety and shall constitute a solid planting within two years.	Group parking areas shall be screened from view from streets and adjoining properties <u>at pedestrian eye level</u> . If screening consists of solid planting, it shall be of evergreen variety and shall constitute a solid planting within two <u>three</u> years.	Minor Revising two years to three to match Chapter 19.12 would be a simple amendment. Most development regulated by this section would also be subject to Chapter 19.12 so both sections would be consistent and the three-year time frame will provide applicants with flexibility.
5	19.04.020(B)(3)	A strip of land adjacent to all external boundaries of the site, including any frontage on public rights-of-way, shall be devoted exclusively to the planting, cultivation, growing and maintenance of sight-obscuring trees, shrubs and plant life. If required by the design commission, the maintenance of such protective strips and landscaping shall be guaranteed through a bond or assignment of funds as set out in MICC 19.01.060(C). In lieu of such protective strips, under appropriate circumstances, there may be substituted a use classification of the outer margin of this zone consistent with the use classification of the surrounding area.	A strip of land adjacent to all external boundaries of the site, including any frontage on public rights-of-way <u>excluding required access points</u> , shall be devoted exclusively to the planting, cultivation, growing and maintenance of sight-obscuring trees, shrubs and plant life <u>landscaping providing a partial screen</u> . If required by the design commission, the maintenance of such protective strips and landscaping shall be guaranteed through a bond or assignment of funds as set out in MICC 19.01.060(C). In lieu of such protective strips, under appropriate circumstances, there may be substituted a use classification of the outer margin of this zone consistent with the use classification of the surrounding area.	Minor The partial screen standard is more specific and tie this to an existing standard. Most development in the C-O zone would be regulated improvements and subject to the design standards in Chapter 19.12 MICC.
6	19.04.020(B)(7)	No change initially proposed	The percentage of compact stalls permitted may be increased if the applicant can demonstrate that no adverse impacts will occur <u>based on review of detailed information provided by the applicant that includes a description of the physical structure(s), identification of potential uses, and analysis of likely parking demand</u> .	Minor This could be clarified by tying the allowance to a parking study
7	19.06.030(D)	No change initially proposed	The code official shall review the proposed location of a dish antenna to determine that the antenna is located and designed so as to minimize the visual impact on surrounding properties and streets and is reasonably and adequately screened from view from abutting properties.	Minor The clear and objective standard is that the antenna be screened from view.
8	19.11.020(C)(1)	Outdoor storage and display of merchandise; The total area allowed for outdoor storage and/or merchandise display shall be less than five percent of the total gross square footage of the use; provided, however, that such area may exceed five percent if it is fenced, and screened, and located in a manner that is acceptable to the design commission. This standard does not apply to	Outdoor storage and display of merchandise; The total area allowed for outdoor storage and/or merchandise display shall be less than five percent of the total gross square footage of the use; provided, however, that such area may exceed five percent if it is fenced, fully screened, and located in a manner that is acceptable to the design commission. This standard does not apply to temporary uses such as material storage during construction or street vendors.	Minor The standard could be clarified that the screening must be a full screen. Full screening would be appropriate here because there is also a fence required, implying that merchandise should not be visible from the right of way.

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
		temporary uses such as material storage during construction or street vendors.		
9	Purposefully.blank			
10	19.11.020(C)(3)	No change initially proposed	Transit facilities; Bus parking/loading space, and shelters and facilities for transit users shall be integrated <u>provided</u> in the design of major new construction. Plans must be coordinated with transit providers to maximize the interface with community-wide and regional transit systems.	Minor “integrated in the design of ...” can be replaced with “provided with” to clarify. There is no numerical standard proposed and adding one would be a substantive change.
11	19.11.020(D)	Objectionable.or.hazardous.uses; No use shall be allowed which produces excessive odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste. The standard for "excessive" shall be based on the average or normal production of these items by adjoining uses permitted in the vicinity of the proposed new use. A use is excessive if it is likely to unreasonably interfere with the ability of the adjoining property owners to utilize their property for working or living activities or if it is likely to unreasonably interfere with the ability of pedestrians and residents to remain in or enjoy the area.	Objectionable.or.hazardous.uses; No use shall be allowed which produces excessive odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste. The standard for "excessive" shall be based on the average or normal production of these items by adjoining uses permitted in the vicinity of the proposed new use. A use is excessive if it is likely to unreasonably interfere with the ability of the adjoining property owners to utilize their property for working or living activities or if it is likely to unreasonably interfere with the ability of pedestrians and residents to remain in or enjoy the area.	Minor This section should be struck. The City has a nuisance code to address these concerns established in Chapter 8.24 MICC .
12	19.11.030(A)(7)(a)	No Change initially proposed	From a height of 252 <u>27</u> feet at the front property line, buildings shall step back at a 45-degree angle up to the maximum height limit.	Minor
13	19.11.060(C)(2)(b)	Public open spaces shall be designed with sufficient pedestrian amenities including seating, lighting, water features, special paving, landscaping, artwork and special recreational features, as determined by the design commission. At least two linear feet of seating surfaces per 100 square feet of <u>public open space must</u> should be provided. To qualify, <u>s</u> Seating surfaces shall be a minimum of 18 inches in depth. At least half the seating should <u>shall</u> have seat backs and have surfaces made of wood, rather than metal, stone or concrete. In addition, moveable chairs may be <u>substituted for fixed public seating</u> , provided and shall they are not be <u>restricted</u> for the sole use of an adjacent retail business.	Public open spaces shall be designed with sufficient pedestrian amenities including seating, lighting, water features, special paving, landscaping, artwork and special recreational features, as determined by the design commission. At least two linear feet of seating surfaces per 100 square feet of <u>public open space must</u> should be provided. To qualify, <u>s</u> Seating surfaces shall be a minimum of 18 inches in depth. At least half the seating should <u>shall</u> have seat backs and have surfaces made of wood <u>or synthetic material that mimics the appearance of wood</u> , rather than metal, stone or concrete. In addition, moveable chairs may be <u>substituted for fixed public seating</u> , provided and shall they are not be <u>restricted</u> for the sole use of an adjacent retail business.	Minor
14	19.11.060(C)(2)(d)	At least 25 percent but not more than 60 percent of an outdoor public open space should <u>shall</u> be landscaped with shade trees, ground cover or other vegetation.	At least 25 percent but not more than 60 percent of an outdoor public open space should <u>shall</u> be landscaped with shade trees, ground cover or other vegetation.	Minor An additional standard for measuring the percentage of an outdoor public space is not necessary, but this section could be improved by removing “with shade trees, ground cover or other

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
				vegetation”. This would address the first question because the requirement is simply to landscape at least 25% but not more than 60% of the outdoor public space. The landscaped area in an outdoor public space provided as part of the site design would also be subject to the landscaping standards in MICC 19.11.070.
15	19.11.070(B)(1)	Landscaped area surface requirement; Landscaped surfaces equal to Twenty five (25) percent of the development site <u>shall must be provided landscaped surfaces</u> . All required plantings and landscaping shall must be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy plant growth, based on local and regional best landscaping practices. The following landscaped types and credits may be used to meet the standards:	Landscaped area surface requirement; Landscaped surfaces equal to Twenty five (25) percent of the development site <u>shall must be provided landscaped surfaces</u> . All required plantings and landscaping shall must be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy plant growth, based on local and regional best landscaping practices. The following landscaped types and credits may be used to meet the standards:	Minor
16	19.11.080(B)(1)(b)	Service areas should must accommodate <u>all services needed by uses established in the development including</u> loading, trash bins, recycling facilities, food scrap composting areas, storage areas, utility cabinets, utility meters, transformers, etc.	Service areas should must accommodate <u>all services needed by uses established in the development including</u> loading, trash bins, recycling facilities, food scrap composting areas, storage areas, utility cabinets, utility meters, <u>and</u> transformers, etc.	Minor
17	19.11.090(B)(2)	Light.type; Lighting should must use LED or similar minimum wattage light sources, which give more designed to provide "natural" light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.	Light.type; Lighting should must use LED or similar minimum wattage light sources, which give more designed to provide "natural" light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.	Minor The standard should apply throughout Town Center, not only sites adjacent to residential uses. Striking “when adjacent to residential uses” would be resolve this comment.
18	19.11.100(B)(2)	Street_facing.facade.elements; All major new construction shall include at least seven of the following elements on the street-facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the development and the site. a. Window and door treatments which embellish the facade. b. Decorative light fixtures. c. Unique facade treatment, such as decorative materials and design elements.	Street_facing.facade.elements; All major new construction shall include at least seven of the following elements on the street-facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the development and the site. a. Window and door treatments which embellish <u>differentiate</u> the façade from other components of the building. b. Decorative Light fixtures. c. Unique facade treatment, such as decorative materials and design elements.	Minor The standard as proposed is a simple yes/no requirement and so it meets the clear and objective standard from RCW 36.70A.630. This list includes unnecessary adjectives that can be removed (i.e., drop “unique” and just require landscaping). Decorative paving can be amended to “Paving with a texture, color, or stamped pattern different from other paved features.”

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
		d. Decorative paving. ed. Trellises, railings, gates, grill work, or unique landscaping. fe. Flower baskets supported by ornamental brackets. gf. Recessed entrances. hg. Balconies. ih. Medallions. ji. Belt courses. kj. Decorative masonry and/or tilework. t. Unique, handcrafted pedestrian-scaled designs. mk. Planter boxes with seasonal color. nl. Projecting metal and glass canopy. om. Clerestories over storefront windows. p. Other elements as approved by the design commission.	d. Decorative paving Paving with a texture, color, or stamped pattern different from other paved features. ed. Trellises, railings, gates, grill work, or unique landscaping. fe. Flower baskets supported by ornamental brackets. gf. Recessed entrances. hg. Balconies. ih. Medallions. ji. Belt courses. kj. Decorative mMasonry and/or tilework. t. Unique, handcrafted pedestrian-scaled designs. mk. Planter boxes with seasonal color. nl. Projecting metal and glass canopy. om. Clerestories over storefront windows. p. Other elements as approved by the design commission.	
19	19.11.100(B)(3)(b)(ii)	No change initially proposed	A change in building materials that effectively contrasts from the rest of the facade.	Minor
20	19.11.100(B)(3)(c)	No change initially proposed	Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. See examples on Figure 11. To qualify for this option, these contrasting facades shall employ all of the following: i. Different building materials and/or configuration of building materials; and ii. Contrasting window design (sizes or configurations).	Minor

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
21	19.11.100(B)(5)	Walls; Untreated blank walls are prohibited. A blank wall is a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door. New development must use one of the following methods to treat blank walls can include but are not limited to: a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment. b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years. c. A vertical trellis in front of the wall with climbing vines or plant materials. <u>The vertical trellis must be designed to cover at least sixty (60) percent of the wall within three years of planting.</u> d. A mural as approved by the design commission covering at least sixty (60) percent of the blank wall space. A mural that meets the definition of a sign established in Chapter 19.16 MICC is also subject to the sign regulations in MICC 19.11.140. e. Special building detailing that adds visual interest at a pedestrian scale as approved by the design commission. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.	Walls; Untreated blank walls are prohibited. A blank wall is a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door. New development must use one of the following methods to treat blank walls can include but are not limited to: a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment. b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years. c. A vertical trellis in front of the wall with climbing vines or plant materials <u>that are sufficient to obscure or screen at least 60% of the wall surface within three years. of planting.</u> d. A mural as approved by the design commission covering at least sixty (60) percent of the blank wall space. A mural that meets the definition of a sign established in Chapter 19.16 MICC is also subject to the sign regulations in MICC 19.11.140. e. Special building detailing that adds visual interest at a pedestrian scale as approved by the design commission. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.	Minor Note, the minimum area for display windows does not need to be defined, the standard is to either provide a window or not.
22	19.11.100(B)(6)	Entrances; Building entrances should concentrate must be located along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping	Entrances; Building entrances should concentrate must be located along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian	Minor Can strike the phrase “to emphasize the entrance and provide a sheltered transition to the interior of the building” to improve the clarity and the standard would remain effectively the same.

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
		should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.	walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.	
23	19.11.100(B)(7)	Weather protection; Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight such as awnings, canopies, trellises, pergolas, and covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on MICC 19.11.020 Figure 2.	Weather protection; Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight such as awnings, canopies, trellises, pergolas, and covered arcades or all-weather features along 80 percent of a building's frontage along the retail required street frontages shown on MICC 19.11.020 Figure 2.	Minor This could be clarified as follows: “on 80 percent of a building's frontage along the retail required street frontages shown on MICC 19.11.020 Figure 2.” This amendment would more accurately refer to Figure 2.
24	19.11.100(B)(8)	Courtyards; Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewalk or pedestrian connections. If a courtyard is being provided for purposes of meeting the public open space requirement in MICC 19.11.060(B), then the courtyard shall comply with the design standards for public open space in MICC 19.11.060(D). Other courtyards should <u>must</u> : a. Be at least ten feet in width, with a building facade on at least one side; b. Be covered with trees, ground cover, or other landscaping over at least 50 percent of its area; c. Include seating, special paving material, pedestrian-scale lighting and other pedestrian furnishings; <u>and</u> d. Manage runoff from courtyard pavement with low impact development techniques when allowed by the code official; and	Courtyards; Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewalk or pedestrian connections. If a courtyard is being provided for purposes of meeting the public open space requirement in MICC 19.11.060(B), then the courtyard shall comply with the design standards for public open space in MICC 19.11.060(B <u>C</u>). Other courtyards should <u>must</u> : a. Be at least ten feet in width, with a building facade on at least one side; b. Be covered with trees, ground cover, or other landscaping over at least 50 percent of its area; c. Include seating, special paving material, pedestrian-scale lighting and other pedestrian furnishings; <u>and</u> d. Manage runoff from courtyard pavement with low impact development techniques when allowed by the code official; and	Minor This section could be clarified by simply referring to landscaping as follows: “Be covered with trees, ground cover, or other landscaping over at least 50 percent of its area;” this is more clear and would then the landscaped area would be subject to the greenery and outdoor spaces requirements in MICC 19.11.070. Pedestrian scale could be defined as follows: “Include seating, special paving material, pedestrian-scale walkway lighting and other pedestrian furnishings” Special paving material is typically textured, dyed, or otherwise differentiated from surrounding paving. The applicant would have the option to determine what type of special paving material to incorporate into their design.

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
		e. — Not be covered by a roof, story or skybridge; except that portions of the courtyard may be covered for weather protection, but not enclosed unless the roof is required weather protection.	e. — Not be covered by a roof, story or skybridge; except that portions of the courtyard may be covered for weather protection, but not enclosed unless the roof is required weather protection.	
25	19.11.130(B)(1)(e)	Shared parking. i. The amount of off-street parking required in subsection (B)(1)(a) of this section may be reduced by no more than 50 percent, as determined by the code official upon approval by the city engineer (and design commission for major new construction) , when shared off-street parking facilities for two or more uses are proposed. A parking demand study shall be prepared by a professional traffic engineer and submitted by the applicant that documents parking demand for all land uses shall not significantly overlap and that uses will be served by adequate parking if shared parking reductions are authorized.	Shared parking. i. The amount of off-street parking required in subsection (B)(1)(a) of this section may be reduced by no more than 50 percent, as determined by the code official upon approval by the city engineer (and design commission for major new construction) , when shared off-street parking facilities for two or more uses are proposed. A parking demand study shall be prepared by a professional traffic engineer and submitted by the applicant that documents parking demand for all land uses shall not significantly overlap and that uses will be served by adequate parking if shared parking reductions are authorized.	Minor This could be clarified by the following amendment: "submitted by the applicant that documents parking demand for all land uses shall not significantly overlap and that <u>all</u> uses will be served by adequate parking if shared parking reductions are authorized." In order for the traffic engineer to make a finding in the parking demand study that all land uses will be served by adequate parking they will have to account for any proposed overlap.
26	19.11.130(B)(1)(h)	Pedestrian.walkways; Pedestrian walkways should <u>must</u> be provided through all parking lots. Raised concrete pavement should be provided <u>Walkways must be raised</u> where the walkway traverses between parking stalls and/or is adjacent to vehicular circulation. [...] ivii. Concrete.curbs; All parking areas, landscaping areas and driveways should <u>must</u> be surrounded by six-inch-high vertical concrete curbs.	Pedestrian.walkways; Pedestrian walkways should <u>must</u> be provided through all parking lots. Raised concrete pavement should be provided <u>Walkways must be raised</u> where the walkway traverses between parking stalls and/or is adjacent to vehicular circulation. [...] ivii. Concrete.curbs; All parking areas, landscaping areas and driveways should <u>must</u> be surrounded by six-inch-high vertical concrete curbs.	Minor This standard could be simplified without changing the requirement that wheel stops be installed: "Wheel stops two feet wide (as measured outward from the paved or planted area) must be constructed for all nonparallel parking stalls." The height that the walkways must be raised does not need to be defined here because the standard is only that they must be raised, the applicant can design their project to either raise the walkways to the height of the curbs or to another level as needed.
27	19.11.130(B)(1)(i)	Relationship.to.main.building; Parking structures should <u>must</u> be architecturally integrated or designed with an <u>the same</u> architectural theme similar to as the main building.	Relationship.to.main.building; Parking structures should <u>must</u> be architecturally integrated or designed with an architectural theme similar to the same primary cladding material, color palette, architectural features as the main building.	Minor
28	19.11.130(B)(1)(ii)	No change initially proposed	Street.side.edges; An architectural treatment, landscaping and/or space for pedestrian-oriented businesses along t The street-side edges of the parking structure shall be provided <u>fully screened</u> .	Minor This provision could be simplified to: "The street-side edges of the parking structure must be fully screened." This would allow a built screen

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
				(architectural treatment) or landscaped screen. The code does not define “space for pedestrian-oriented businesses” so it should not require them.
29	19.11.130(B)(5)	Public.parking; On-site public parking consistent with and complying with the requirements of this section shall be provided in any existing development desiring to provide public parking consistent with the requirements of this section and in any new mixed use or nonresidential development. Nothing contained in this section shall be deemed to prevent a building owner from designating parking spaces as being available to the public exclusively for electric vehicle charging or as being available exclusively to an operator of a car sharing service that makes vehicles available for public use. Further, this section shall be interpreted and enforced in such manner as to avoid conflict with the shared parking section in subsection (B)(1)(e) of this section.	Public.parking; On-site public parking consistent with and complying with the requirements of this section shall be provided in any existing development desiring to provide public parking consistent with the requirements of this section and in any new mixed use or nonresidential development. Nothing contained in this section shall be deemed to prevent a building owner from designating parking spaces as being available to the public exclusively for electric vehicle charging or as being available exclusively to an operator of a car sharing service that makes vehicles available for public use. Further, this section shall be interpreted and enforced in such manner as to avoid conflict with the shared parking section in subsection (B)(1)(e) of this section.	Minor
30	19.11.140(B)(1)(b)	Design; The sign shall be architecturally compatible with the style, materials, colors and details of the building. The sign content should must be integrated in one design (in contrast to displaying two or more separate elements). Use of symbols is encouraged.	Design; The sign shall constructed with be architecturally compatible with the <u>same style</u> , materials, and colors and details of the building or complex . The sign content should must be integrated in one design (in contrast to displaying two or more separate elements). Use of symbols is encouraged.	Minor
31	19.11.140(B)(8)	No change initially proposed	Lighted.signs; Lighted signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.	Minor
32	19.12.030(B)(2)(b) (iii)	A vertical trellis in front of the wall with climbing vines or plant materials. The vertical trellis must be designed to cover at least sixty (60) percent of the wall within three years of planting.	<u>A vertical trellis in front of the wall with climbing vines or plant materials that are sufficient to screen at least sixty (60) percent of the wall within three years of planting.</u>	Minor
33	19.12.030(B)(4)(a)	Architectural.features.and.design; Special design attention should be given to the primary building entrance(s). <u>A primary entrance must be identified on the site plan submitted with any application for construction of a new building.</u> A-The primary entrance should be consistent with overall building design, but	Architectural.features.and.design; Special design attention should be given to the primary building entrance(s). <u>A primary entrance must be identified on the site plan submitted with any application for construction of a new building.</u> A-The primary entrance should be consistent with overall building design, but must be made visually distinct from the rest of the building facade through using at least	Minor

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
		must be made visually distinct from the rest of the building facade through using at least one of the following architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building facade, and decorative awnings, canopies, porte-cocheres, and or covered walkways.	one of the following architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building facade, and decorative awnings, canopies, porte-cocheres, and or covered walkways.	
34	19.12.040(B)(11) (d)	Sight.clearance; At intersections, plantings shall not create sight obstructions that may compromise pedestrian or traffic safety as determined by the city engineer.	Sight.clearance; At intersections, plantings shall not create sight obstructions that may compromise pedestrian or traffic safety as determined by the city engineer.	Minor
35	19.12.060(B)(2)(e)	All appurtenances located on the roof should must be grouped together and incorporated into the roof design and thoroughly screened. The screening should must be sight-obscuring, located at least ten feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets, or sidewalks, or adjacent residential uses areas surrounding the building.	All appurtenances located on the roof should must be grouped together and incorporated into the roof design and thoroughly screened. The screening should must be sight-obscuring, located at least ten feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets, or sidewalks, or adjacent residential uses at pedestrian eye level areas surrounding the building.	Minor
36	19.12.080(B)(9)(b)	No change initially proposed	Projecting.signs; Projecting signs are prohibited in all zones other than the PBZ. Within the PBZ, projecting signs are permitted subject to the Town Center standards set forth in MICC 19.11.140(B)(3)(b).	Minor
37	19.12.080(B)(9)(e)	No change initially proposed	Internally.lit.signs; Internally lit signs are prohibited in all zones other than the PBZ. Within the PBZ, lighted signs are permitted subject to the Town Center standards set forth in MICC 19.11.140(B)(98).	Minor
38	19.03.020(B)(4)	Notwithstanding any of the minimum parking requirements set out in this subsection, the code official may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission.	Notwithstanding any of the minimum parking requirements set out in this subsection, the code official may grant variances from the minimum parking requirements with the approval of the city engineer <u>provided the parking reduction is not applied on a parcel in the R-8.4, R-9.6, R-12, and R-15 zones and the design commission for projects reviewable by the design commission.</u>	Substantive [Re-categorized by PC on 9/24] The existing code allows for a variance of the parking minimums. Reassigning this authority to the Hearing Examiner would be a non-substantive amendment. “Notwithstanding any of the minimum parking requirements set out in this subsection, the code official hearing examiner may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission. ”

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
				A new process would need to be established if the decision to vary parking minimums would be assigned to anyone other than hearing examiner or code official. Developing a new process for varying parking minimums is beyond the scope of work for this project. September 24 Direction On September 24, 2025, the Planning Commission clarified that discretion on parking requirements should not apply to residentially-zoned properties but would continue to apply in other zones.
39	19.04.040(B)(9)	Variances. Notwithstanding any of the minimum parking requirements set out in subsection C of this section, the code official may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission based on review of detailed information provided by the applicant that includes a description of the physical structure(s), <u>identification of potential uses, and analysis of parking demand.</u>	Variances. Notwithstanding any of the minimum parking requirements set out in subsection C of this section, the code official may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission based on review of detailed information provided by the applicant that includes a <u>description of the physical structure(s), identification of potential uses, and analysis of parking demand</u> provided the <u>parking variance</u> is not applied on a parcel in the R-8.4, R-9.6, R-12, and R-15 zones.	Substantive [Re-categorized by PC on 9/24] The existing code allows for a variance of the parking minimums. Reassigning this authority to the Hearing Examiner would be a non-substantive amendment. “Variances. Notwithstanding any of the minimum parking requirements set out in subsection C of this section, the code official <u>hearing examiner</u> may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission based on review of detailed information provided by the applicant that includes a description of the physical structure(s), <u>identification of potential uses, and analysis of parking demand.</u>” A new process would need to be established if the decision to vary parking minimums would be assigned to anyone other than hearing examiner or code official. Developing a new process for varying parking minimums is beyond the scope of work for this project. September 24 Direction On September 24, 2025, the Planning Commission clarified that discretion on parking requirements

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
				should not apply to residentially-zoned properties but would continue to apply in other zones.
40	19.04.040(E)	Cooperative parking. Cooperative parking between two or more adjoining property owners is allowed; provided, the. The code official, with approval from the design commission and city engineer, may reduce the total required spaces by 25 percent of the total combined required spaces when the applicant has demonstrated provided that no adverse impact will occur due to the reduced number of stalls <u>based on review of detailed information provided by the applicant that includes a description of the physical structure(s), identification of potential uses, and analysis of parking demand.</u>	Cooperative parking. Cooperative parking between two or more adjoining property owners is allowed; provided, the. The code official hearing examiner, with approval from the design commission and city engineer, may reduce the total required spaces by 25 percent of the total combined required spaces when the applicant has demonstrated provided that no adverse impact will occur due to the reduced number of stalls <u>based on review of detailed information provided by the applicant that includes a description of the physical structure(s), identification of potential uses, and analysis of parking demand and the cooperative parking is not applied on a parcel in the R-8.4, R-9.6, R-12, and R-15 zones.</u>	Substantive [Re-categorized by PC on 9/24] The existing code grants the option to reduce parking if cooperative parking is proposed. Reassigning this review to the hearing examiner would be a non-substantive amendment. “Cooperative parking. Cooperative parking between two or more adjoining property owners is allowed; provided, the. The code official hearing examiner, with approval from the design commission and city engineer, may reduce the total required spaces by 25 percent of the total combined required spaces when the applicant has demonstrated provided that no adverse impact will occur due to the reduced number of stalls <u>based on review of detailed information provided by the applicant that includes a description of the physical structure(s), identification of potential uses, and analysis of parking demand.”</u> A new process would need to be established if the decision to vary parking minimums would be assigned to anyone other than hearing examiner or code official. Developing a new process for varying parking minimums is beyond the scope of work for this project. September 24 Direction On September 24, 2025, the Planning Commission clarified that discretion on parking requirements should not apply to residentially-zoned properties but would continue to apply in other zones.
41	19.11.080(D)	Built screening. Any screening not composed of landscaping must be constructed of opaque building materials to provide a sight-obscuring barrier between the screened object(s) and the adjacent property and/or right of way. The materials of the screening must be the	Built screening. Any screening not composed of landscaping must be constructed of at least eighty (80) percent opaque building materials to provide a sight-obscuring barrier between the screened object(s) and the adjacent property and/or right of way. The materials of the screening must be the same design, color, and materials as the exterior of the accompanying structure.	Minor

Log No.	Code Section	Initial Staff Drafted Amendment	Planning Commission Comment/Recommendation	Classification & Staff Comments
		<u>same design, color, and materials as the exterior of the accompanying structure.</u>		
42	19.11.090(B)(4)	Building-mounted and display window lights; Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.	Building-mounted and display window lights; Building-mounted lights and display window lights should contribute to <u>may be used to satisfy required</u> lighting for <u>lighting of</u> walkways in pedestrian areas.	Minor
43	19.11.090(B)(5)	Parking areas. Parking area light fixtures should be designed to confine emitted light to the parking area. The height of the light fixtures should not exceed 16 feet. The design commission shall review and determine the adequacy of lighting in parking areas based on best practices.	Parking areas. Parking area light fixtures should <u>must</u> be designed to confine emitted light to the parking area. The height of the light fixtures should <u>shall</u> not exceed 16 feet <u>above finished grade.</u> The design commission shall review and determine the adequacy of lighting in parking areas based on best practices.	Minor
44	19.11.100(B)(2)(a)	No change initially proposed	Window and door treatments which embellish <u>differentiate</u> the façade from other components of the building	Minor
45	19.11.110(B)(1)	Building exteriors; Building exteriors should be constructed from high quality and durable materials. It is important that the materials and colors weather well and that building exteriors need minimal maintenance.	Building exteriors; Building exteriors should <u>must</u> be constructed from high quality and durable materials <u>with demonstrated minimal post-installation maintenance.</u> It is important that the materials and colors weather well and that building exteriors need minimal maintenance.	Minor