



Memorandum

To: Chair Hansen and Members of the Planning Commission

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: May 18, 2022

Subject: Performance Standards Ordinance

At the April 25 meeting, the City Council reviewed a draft performance standards ordinance, which would update Section 16.28.010 of the Zoning Code.

There was no objection to proposed amendments to 16.28.010(A) and 16.28.010(B)(1) through 16.28.010(B)(13). There was significant discussion on 16.28.010(B)(14) relating to visual standards in commercial/industrial districts.

The consensus of the Planning Commission was to create two sets of standards – one set for commercial districts (C-1, C-2, and C-3) and one set for industrial districts (I-1). Visual standards in the commercial district would require a brick or better exterior. These permitted materials would include:

1. Brick
2. Stone (natural or cementitious)
3. Decorative concrete block or integral colored block
4. Architectural glass
5. Stucco (natural or artificial, including EFIS)
6. Fiber cement siding
7. Precast concrete
8. Modern metal paneling materials as an exterior material for architectural trim
9. Other comparable materials as approved by the Zoning Administrator.

Visual standards in the industrial district would permit the materials listed above, but would also allow for modern metal paneling materials in conjunction with those materials. Use of modern metal paneling would be limited to 35% of the cumulative area of all building walls. However, the City Council could approve a greater percentage, not to exceed 60%, provided that the applicant demonstrates that the modification results in a better integration of the building with the surrounding area and further the intent of the Chapter.

While this proposed language is consistent with the direction the Planning Commission gave to staff, it is not consistent with the City Council's vision. The City Council has expressed its desire for higher exterior building standards that match those of our neighboring communities.

It may be prudent to schedule a joint Planning Commission/City Council work session to discuss these standards in more detail. Are members of the Planning Commission available for a joint work session on Monday, June 13 at 5:30pm?

If you have any questions, please don't hesitate to contact me at 763-784-6491.