



# Memorandum

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**To:** Mayor Nelson and Members of the City Council

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

**Date:** June 16, 2022

**Subject:** Performance Standards

Included with this memorandum is the proposed performance standards ordinance for possible City Council adoption.

The Planning Commission recommended the ordinance for approval at their April 25 meeting. The City Council discussed the recommendation at the May 9 work session and the June 13 joint work session with the Planning Commission.

The ordinance presented to the City Council for approval is in significant conformance with the Planning Commission's recommendation, with the following changes:

- Added "protect property values" to 16.28.010(A) relating to the intent of the ordinance.
- Added a second noise standard to state as follows:  
Noise levels measured at the adjoining property line of residential uses or residentially zoned property shall not exceed 55dBA during the hours of 10:00 p.m. to 7:00 a.m. and 60dBA during the hours of 7:00 a.m. to 10:00 p.m., with the highest one-minute equivalent noise level being no more than 75dB. A noise study conducted by a qualified professional may be required to establish existing ambient noise levels before development of a proposed use and actual noise levels after construction and operation of the proposed use.

This is the language provided by the City Planner at the June 13 work session.

- Section 16.28.010(B)(14)(c)(4) was modified to replace the term "four-sided design" with "All buildings shall incorporate similar exterior materials on all sides of a building."
- Section 16.28.010(B)(14)(c)(1)(H) was amended to replace the term "modern" with "factory-finished" as it describes metal paneling materials.
- Section 16.28.010(B)(14)(d)(1)(B) was amended to replace the term "modern" with "factory-finished" as it describes metal paneling materials.

These amended performance standards will increase the quality of development within the City and help establish minimum standards to evaluate the impact of a proposed development.

Staff recommends approval of the proposed ordinance.

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