RESOLUTION
Zoning and Platting Commission
CodeNext

WHEREAS on November 6, 2014 the City Council passed CodeNext Approach 2.5 with the goal of improving the Land Development Code's effectiveness, clarity, consistency, predictability, and ease of implementation and administration, and

WHEREAS both Approach 2 and 3 were described as Hybrid codes combining Form Based and Euclidian models, and

WHEREAS the Zucker Report recommended that the City adopt an electronic code, and

WHEREAS the Planning Department refused all requests from the Code Advisory Group, Planning Commission, Zoning and Platting Commission, and the community to release the draft code in sections as it was being written, and

WHEREAS the Planning Department released an 1,130 page first draft code text on January 30, 2017 which is incomplete, hard to understand, and available only electronically as a dozen separate PDF documents, and

WHEREAS the draft code text provides two very different, separate codes, Transect Zones using form based code and Non-Transect Zones, essentially a renamed version of the current Euclidian code, instead of a Hybrid code that would incorporate the tools of both that could be used throughout the City, and

WHEREAS the Transect and Non-Transect Zones are to be applied in different areas of the City, and

WHEREAS using two different codes adds a layer of complication that will make using the Land Development Code more difficult for applicants, City staff, and residents, and

WHEREAS initial mapping expected to be released in April will be based on the first draft's two separate zoning systems, and

WHEREAS once maps are released, it will become increasingly difficult to substantively improve the code,

BE IT RESOLVED that the Zoning and Platting Commission asks the City Council to direct the Planning staff and consultants to

- Provide the City Council, relevant Boards and Commissions and interested stakeholders adequate time and a formalized process to review the proposed code;
- Assist such review, prepare resources including disposition tables to show stakeholders how the proposed code compares to or otherwise revises the existing code and the rationale for such changes;
- Gather feedback from the Council, all relevant Boards and Commissions, and stakeholders; and
- Use that feedback to provide a cohesive, unified, electronic code that can be used throughout the city before proceeding with mapping.

Adopted: March 7, 2017

Attest: _____
Jolene Kiolbassa, Chair
Zoning and Platting Commission