

Zoning Ordinance Update

Description:

The purpose of the project is to develop a comprehensive update to the City's Zoning Ordinance in order to provide clarity and consistency with current policy. The current state of the Zoning Ordinance is a jumble of amendments dating back to 1957 and staff have daily conflicts with property owners on how it is to be fairly and consistently applied.

Specific Plans or Policies Relating to this Project:

The Zoning Ordinance is the primary tool regulating all development for consistency with city policies, namely the General Plan. This project will reduce redundancy and conflict and will result in a comprehensive structure that is current, consistent, clear, and makes it easier to understand and use.

Status:

Financial Commitment by Year:

2013-2014: Consultant Contract = \$100,000; FTE Project Planner for six months = \$62,000; Total = \$162,000

2014-2015: Consultant Contract = \$100,000; FTE Project Planner = \$130,000; City Attorney Support = \$35,000;
Total = \$265,000

2015-2016: FTE Project Planner = \$135,000; City Attorney Support = \$35,000; Total = \$170,000

Total Financial Commitment: Consultant Contract = \$200,000; FTE Project Planner = \$327,000; City Attorney Support = \$70,000; Total = \$597,000

Capital Costs:

Funding Sources	Funded	Prior Yr.	Current Yr.	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Six Year Total	Project Total
		Expense	Budget								
General Fund	<input checked="" type="checkbox"/>	0	0	162,000	265,000	170,000	0	0	0	\$597,000	\$597,000
	<input type="checkbox"/>										
Total		0	0	162,000	265,000	170,000	0	0	0	\$597,000	\$597,000

Estimated Operating Impact:

New Facility	<input type="checkbox"/>	Facility Upgrade	<input type="checkbox"/>	Facility Replacement	<input type="checkbox"/>	Facility Expansion	<input type="checkbox"/>
Reduce	<u>0.0</u>	Maintain	<u>0.0</u>	Increase	<u>0.0</u>		