



**NOTICE OF A REGULAR MEETING OF THE
KETCHUM PLANNING AND ZONING COMMISSION
MONDAY, JULY 30, 2012, 5:30 P.M.
KETCHUM CITY HALL**

A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KETCHUM SHALL BE HELD ON MONDAY, JULY 30, 2012, 5:30 PM AT KETCHUM CITY HALL LOCATED AT 480 EAST AVENUE, KETCHUM, IDAHO TO CONSIDER THE FOLLOWING:

1. 5:30 p.m. **PUBLIC COMMENT** - This is an opportunity for the public to talk with the Commission about issues and ideas not on the agenda.
2. EST 5:35 p.m. **DISCUSSION** of Proposed Code Amendments
3. EST 6:45 p.m. **DISCUSSION** of Planning Commission Goals for Fiscal Year 2012/13
4. EST 7:15 p.m. **STAFF COMMENTS & CITY COUNCIL MEETING UPDATE**
5. EST 7:00 p.m. **COMMISSION COMMENTS**

Any person needing special accommodations to participate in the above-noticed meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda. Public Hearing items will never begin earlier than the time indicated in the public hearing notice.

Code Revision Planning and Zoning Commission Work Session: 7-30-12

The purpose of this workshop is to discuss clean-up of some inconsistencies in the zoning code and addition of missing definitions.

Code Amendment Topic and Issue: Delete Section 17.64.010.J Transfer of Development Rights (TDR):
 Issue: This section of the code has been struck down by the State of Idaho Supreme Court. It has been suggested by our city attorney that this section be omitted from the code.

Code Amendment Topic and Issue: Delete conflicting language in Section 17.32.010.H.2.c
 Issue: This section conflicts with language in 17.32.010.H.b. Ordinance # 1026 (September 12, 2007) adopted the current text without Section 17.32.010.H.c. It is left over from the previous Ordinance # 998 (October 30, 2006) and should have been deleted with the adoption of #1026. Code text is as follows with Section 17.32.010.H.c in strike-out format. The highlighted text is existing, accurate text that is highlighted for the purposes of showing the Commission where a conflict in language exists.

H. Maximum Floor Area Ratios:

1. *General Requirements: All new building and alterations to existing building shall be subject to the maximum floor area ratio described below:*

Permitted	Inclusionary Housing Incentive
Gross FAR: 0.5	Gross FAR: 1.4
Areas of demonstrated high ground water: Gross FAR: 0.5	Gross FAR: 1.4, with a square footage credit for aboveground parking, as outlined in subsection H2b(2) of this section

2. *Inclusionary Housing Incentive:*

a. *The purpose of this subsection H2 is to encourage new development in this zoning district to include a reasonable supply of affordable and resident occupied work force housing for sale or rent, to help meet the demand and needs for housing of the community's employees with incomes between eighty percent (80%) and two hundred percent (200%) of the area median income. Land within the GR-H zone may be built to a FAR of 0.5. As an incentive to build*

community housing units, floor area may be increased up to a FAR of 1.64 if a percentage of the increased floor area is dedicated community housing.

b. An increased FAR may be permitted up to a maximum of 1.64 subject to design review approval, and provided, that all of the following conditions are met:

- (1) A minimum of twenty percent (20%) of the total increase in gross floor area above the greater of 0.5 FAR is deed restricted in perpetuity as community housing unit(s). Of this gross square footage, a fifteen percent (15%) reduction will be allowed as a standard discount from gross square footage to net livable square footage for community housing units.
- (2) After calculating net livable square footage, an allowance can be made for projects with demonstrated ground water issues as documented by a registered engineer. Upon determination by the city that ground water on the subject property precludes underground parking, a credit of three hundred fifty (350) square feet per required parking space shall be subtracted from the net livable square footage prior to the calculation for the twenty percent (20%) deed restricted community housing. Parking space credit shall be rounded to the nearest whole number, and shall not be calculated as fractions.

Example calculation:

Site area: 8,000 square feet

Proposed FAR: 1.3 (1.3 x 8,000 = 10,400 gross square feet)

Subtract gross square footage under .5 FAR: (.5 x 8,000 = 4,000. 10,400 - 4,000 = 6,400 gross square feet)

.15 reduction from gross to net (6,400 x .15 = 960. 6,400 - 960 = 5,440 net square feet)

Required parking: 6 spaces

Parking allowance for demonstrated ground water issues (350 square feet per required parking space): 6 x 350 = 2,100 square feet

Deed restricted housing calculation (net livable square footage minus parking allowance, times .20): 5,440 - 2,100 = 3,340 x .20 = 668 net square feet required deed restricted housing

- (3) Community housing requirements may be paid via a fee in lieu of housing. The community housing units times the fee equals the amount due to the city. The fee in lieu shall be recommended by the governing housing authority on an annual basis and adopted by the city council. For fractions of units, the developer has the option of providing a full housing unit rather than paying the fee in lieu or working with the city or other nonprofit entity to construct the balance of the community housing unit with additional funds.
- (4) All community housing units, either for sale or rent, shall be administered by the governing housing authority, unless otherwise determined by the city council. The governing housing

authority shall recommend the types, locations and categories of all proposed community housing units for approval by the city.

(5) All community housing units shall be within the governing housing authority income categories. The definition of "community housing units" shall be pursuant to the governing housing authority guidelines within the section titled "Definitions". The definition of "who may qualify to purchase or rent affordable housing" shall be maintained in the governing housing authority guidelines and adopted by the city council. Each of these definitions is subject to change from time to time at the discretion of the governing housing authority board of directors.

(6) The city's goal is to encourage the construction of whole units, and not to create a program for fee in lieu for whole units. However, the city council may consider a request by the property owner to pay a fee in lieu for the construction of a complete community housing unit or other such considerations as the city council deems appropriate. The city council has full discretionary power to determine said request. Said in lieu payment is not bound by any adopted fee schedule and is subject to negotiation on a case by case basis.

~~c. Land within the GR-H district with ground water issues that preclude the construction of underground parking may be built to a gross FAR of 1.2 and a net FAR of 1.0. As an incentive to build community housing units, floor area may be increased up to a FAR of 1.7 if a percentage of the increased net livable floor area is dedicated to community housing at a ratio of one to one (1:1) net livable community housing floor area to market rate housing.~~

Code Amendment Topic and Issue: Definitions are missing:

The following words are used in the code, but are not defined. Definitions from other sources follow each word. Following those suggestions, Staff has recommended a definition for each. The Commission should consider the recommended definition and make suggestions for improvement.

Setback:

- (a) An area commencing and extending horizontally and vertically from a lot line, property line or other boundary which shall be unoccupied and unobstructed from the ground upward, excepting trees, vegetation, fences or other structures or projections as allowed. (City of Aspen Zoning Code)
- (b) An open space not in an alley or street, unoccupied and unobstructed by any buildings or above grade related structures, except as provided in this Code. (Town of Snowmass Village Zoning Code)

- (c) *The distance, measured at right angles to a given lot line, between the lot line and an imaginary line parallel to the lot line, defining an area between such lines within which no building or other applicable structure may be placed. Applicable structures are all structures requiring a building permit except fences and decks less than 30 inches from adjacent grade. (City of Hailey Zoning Code)*
- (d) *The minimum distance in linear feet measured on a horizontal plane between the outer perimeter of a structure, above grade, and each of its lot lines. (City of Boulder Zoning Code)*
- (e) *The minimum horizontal distance between a specified lot line, measured along a straight line and at a right angle to such lot line, and the nearest point of a building or structure. (Village of Hinsdale, IL Zoning Code)*

Staff suggestion: Setback. *The minimum horizontal distance between a specified lot line (front, side, rear), measured along a straight line and at a right angle to such lot line, and the nearest point of an above grade or below grade building or structure.*

This definition calls out “above grade or below grade” building or structure. This would mean that someone could not construct a sub grade area/structure into the setback. This has happened in other communities and really depends on what we are trying to accomplish. If we are trying to accomplish air/light/space between structures and a sense of symmetry of space along a streetscape or between buildings then the definition accomplishes that. It also precludes “cheating” the FAR limitations, as sub grade space is not included in the calculation of floor area ratio. This may not be an issue. Drywells, window wells, retaining walls, fences, exterior stairs at or below grade, and utilities are commonly allowed in the setback.

Kitchen:

- (a) *A room or other portion of a structure used for the preparation and cooking of food and which contains a refrigerator, sink, stove, range, cooktop or other similar cooking device. (City of Aspen Zoning Code)*
- (b) *An area designated or intended for cooking, that contains at least a sink and cooking facilities, which include a range and/or countertop burners. (Town of Snowmass Village Zoning Code)*

Staff suggestion: Kitchen. *A room or other portion of a structure intended for cooking, that contains at least a sink, refrigerator, and cooking facilities, which include a range, stove and/or countertop burners.*

This definition intentionally does not include a microwave oven or toaster oven as qualifying as cooking facilities in a kitchen. These appliances are often found in rooms for convenience. The importance of defining a kitchen is that it clarifies when a structure is one

or more “units”, as a dwelling unit is defined as having only one kitchen. A guesthouse does not have kitchen facilities (at least as defined). Are catering kitchens an issue in Ketchum?

Deck:

- (a) *An exterior floor system supported on at least two opposing sides by an adjacent structure and/or posts, piers or other independent supports. (City of Hailey Zoning Code)*
- (b) *A flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, and usually connected to a building. (Wikipedia)*
- (c) *An open structure at least twelve (12) inches above the ground which is located in the front yard, rear yard, side yard or court of a property. (City of Philadelphia Zoning Code)*
- (d) *A platform extending more than eighteen (18) inches from a structure, or an unattached platform. A deck may be cantilevered or connected to the ground by posts and may have steps or ramps to the ground and a door to the structure. (City of Seattle Zoning Code)*
- (e) *A roofless, floored structure, typically with a railing, that adjoins a house. (The American Heritage Dictionary)*
- (f) *A structure attached to or closely adjacent to any dwelling unit that:*
 - *Is designed and intended for the support of persons.*
 - *Is made of wood.*
 - *Has no permanent or temporary cover or canopy.*
 - *Is constructed on piers and without continuous foundation or footings.**(Village of Hinsdale Zoning Code)*

Staff suggestion: Deck. *A roofless exterior floor system attached to or supported by an adjacent structure and/or posts, piers or other independent supports.*

Terrace/Patio:

While “terrace” is defined in the Ketchum code, “patio” is not. They appear to be synonymous.

- (a) *An open paved area connected to a building and serving as an outdoor living area. (City of Ketchum Zoning Code)*
- (b) *A level plane or surfaced patio, abutting a principal building at or within three (3) feet of grade and not covered by any permanent structure. (Village of Hinsdale Zoning Code)*
- (c) *Interior, roofless courtyard used for dining or recreation and adjoining a residence. (City of Taos Zoning Code)*
- (d) *An open, often paved area adjacent to a house serving as an outdoor living space; a patio. (The American Heritage Dictionary)*

Staff suggestion: Terrace (Patio). *An open, roofless area, usually finished with paving or stone, at grade, adjacent to a building and serving as an outdoor living area.*

Porch vs Stoop:

While “porch” is defined in the Ketchum code, “stoop” is not. The code differentiates between the two. The Community Core Design Regulations require a porch to have a minimum floor area of 50 sf in size with no dimension less than 6 feet in length. A stoop is required to have a floor area of at least 25 sf and no dimension less than 5 feet. (Staff note: These definitions may be better handled with changes to the CC form based code as it has implications as to how these terms are used. Staff will be prepared to explain at the meeting.)

Porch:

- (a) *An exterior appendage to a building with a roof forming a covered approach to an entrance on the ground level of the building. (City of Ketchum Zoning Code)*
- (b) *A covered, unenclosed (except for railings) structure that projects from the exterior wall of a principal building, has no floor space above, and is intended to provide shelter to the entry of the building and supplemental outdoor living area. (City of Boulder Zoning Code)*

Stoop:

- (a) *An elevated entry porch that corresponds directly to the building entry, with stairs placed close to the frontage line on a building with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shop front frontage type. A porch or shed roof may also cover the stoop. (City of Santa Ana Zoning Code)*
- (b) *A small staircase ending in a platform and leading to the entrance of an apartment building or other building. (Wikipedia)*

Staff suggestion: Stoop. *A small stairway and landing platform leading to the entrance of a building.*

Bed and Breakfast:

Bed and Breakfasts are specifically allowed as a type of Tourist Housing Accommodation in the T-3000 and T-4000 zoning districts, but the term is not defined in the code.

- (a) *A building of a residential character other than a hotel or motel compatible with the neighborhood offering:*
 - (1) *Temporary lodging for less than one month;*
 - (2) *Twelve or fewer rooms for guests;*

- (3) *At least one meal daily for guests; and*
- (4) *A manager residing on the premises, but not providing the accessory uses normally associated with a hotel.*
(City of Boulder Zoning Code)
- (b) *A dwelling used as a commercial lodging establishment for temporary guests, other than a hotel or lodge, and which contains no more than twelve (12) guest rooms, provides no less than one meal daily for guests, and is operated by an on-site manager or owner. (City of Aspen Zoning Code)*
- (c) *A small lodging establishment that offers overnight accommodation and breakfast, but usually does not offer other meals... Typically, bed and breakfasts are private homes with fewer than 10 bedrooms available for commercial use. (Wikipedia)*
- (d) *A building of residential character other than a hotel, motel or boarding house, which is compatible with the neighborhood and which:*
 - A. Provides temporary lodging for less than thirty (30) days;*
 - B. Provides temporary lodging in ten (10) or fewer rooms for guests;*
 - C. Provides one or more meals daily for guests;*
 - D. Has a manager of the inn residing on the premises; and*
 - E. Does not provide the accessory uses associated with a hotel.*
(City of Taos Zoning Code)

Staff suggestion: Bed and Breakfast. *A building in which the proprietor resides, which has no more than six (6) guestrooms available for short term occupancy, and provides no less than one meal daily for guests.*

Presently B&Bs are allowed in the T-3000 and T-4000 zone districts as tourist housing accommodations. Sometimes B&Bs are conditional use to ensure that they are compatible with the neighborhood.

Lodge:

Lodges are specifically allowed as a type of Tourist Housing Accommodation in the T-3000 and T-4000 zoning districts, but the term is not defined in the code.

- (a) Same as a hotel. (City of Aspen Zoning Code)*
- (b) A place offering inexpensive overnight accommodation with basic amenities.*
(BusinessDictionary.com)
- (c) A resort hotel; inn. (Merriam-Webster)*

Staff suggestion: Lodge. *A hotel or motel. (See attachment for these definitions.)*

Hostel:

Staff frequently receives inquiries about whether hostels are an allowed use in various zoning districts. The code does not specifically mention hostels, but they would likely fit under the definition of Tourist Housing Accommodations: “The lease, rental or use of a dwelling unit for temporarily occupancy in the zoning districts where tourist housing accommodation use is expressly permitted under the terms of this title.”

- (a) A facility for residence of under one month that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers who direct the guests' participation in the domestic duties and activities of the hostel. (City of Boulder Zoning Code)*
- (b) A single building containing a single dwelling unit where four or more (but not more than 20) unrelated individuals may live for not more than 30 continuous days. A hostel may be occupied and managed by a family in addition to the 4-20 persons renting facilities. (City of Portland, ME Zoning Code)*
- (c) A budget-oriented, shared-room(dormitory) accommodation that accepts individual travelers or groups for short-term stays and that provides common area and communal facilities. In addition to the dormitory-style rooms, a hostel may offer individual rooms. (Hostel Management Website)*

Staff suggestion: Hostel. *A budget-oriented, shared-room (dormitory) accommodation that accepts individuals or groups for short-term stays and that provides common area and communal facilities. In addition to the dormitory-style rooms, a hostel may offer individual rooms.*

Duplex:

Discussions with the City Attorney have made it clear that a two-family dwelling unit is regulated under the code in the same way, regardless of ownership structure. Two family dwelling units are defined in the code, but the public often refers to them as “duplexes”. This intends to clarify that they are the same.

- (a) A structure containing two dwelling units. (City of Boulder Zoning Code)*
- (b) A Multiple-Family Dwelling containing two (2) Dwelling Units. (City of Hailey Zoning Code)*
- (c) A building designed with two (2) attached dwelling units and used exclusively for the occupancy of two (2) families living independently of each other. (Town of Taos Zoning Code)*

Staff suggestion: Duplex. A two-family dwelling unit.

ATTACHMENT

17.08.020

17.08.020

HORIZONTAL
EXPRESSION LINE:

A horizontal row, usually of brick or stone, flush with or projecting beyond the face of a building, often molded to mark a division in the wall; also referred to as a belt course or string course.

HOTEL:

A building designed and used for overnight occupancy by the general public on a short term basis for a fee. Hotels shall include adequate on site food and beverage service with kitchen facilities, common reservation and cleaning services, meeting room space, combined utilities, on site management and reception services, access to all sleeping rooms through an inside lobby supervised by a person in charge no less than eighteen (18) hours per day, and adequate on site recreational facilities. Unless otherwise approved by the city council, occupancy periods of a hotel, or unit thereof, by any one person or entity with an ownership interest in the hotel, or unit thereof, shall not exceed thirty (30) consecutive days or exceed ninety (90) days within any calendar year, regardless of the form of ownership. A hotel room which includes cooking facilities shall not be considered a dwelling for the purposes of density, area and bulk regulations of this title and other land use regulations. For the purposes of granting height and density bonuses, a hotel building may contain other residential uses not used in connection with the hotel operation, so long as the total gross square footage of the hotel rooms, associated common areas, and other hotel uses outlined above comprises seventy five percent (75%) or more of the entire project's gross square footage. Parking which meets the definition of "gross floor area" shall not be counted towards the seventy five percent (75%) calculation.

HOUSEHOLD PETS:

Domestic household animals such as dogs and cats that are kept on or within any portion of the property.

February 2009

excess of the assessed valuation of the existing building as assessed by the Blaine County assessor during the year preceding the year in which such major addition takes place.

- MARQUEE:** A roof like structure of permanent nature that projects from the wall of a building to provide shade and shelter and possibly signage.
- MERCANTILE:** The activity of engaging in the sale or resale of goods to the public.
- MIXED USE:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.
- MIXED USE BUILDING WITH CELLAR:** A type of development that provides for a mix of uses and that has a subgrade open space that provides access to a cellar.
- MOBILE HOME (TRAILER):** Any vehicle or structure constructed in such a manner as to permit occupancy thereof as living quarters, or the conduct of any business, trade or occupation, or use as a selling or advertising device, or use for storage or conveyance for tools, equipment or machinery, and so designed that it is or may be mounted on wheels and used as a conveyance on highways and streets, propelled or drawn by its own or other motor power, and which may be moved in substantially one section into the city.
- MOTEL:** A building or group of buildings designed or used for short term occupancy which contains more than six (6) guestrooms offered for rent on a nightly basis with an on site office with a person in charge twenty four (24) hours per day. A motel room which includes cooking facilities shall not be considered a dwelling unit for the purpose of density, area, bulk or parking regulations of this title.

Code Revisions 2012

- Done and codified
- Not yet undertaken
- Currently in process

Quick Fix Amendments (make process more predictable; clarify for customers and internal use)

- Change CUP expiration language
- Additional neighborhood noticing decision
- Demolition security release, see Chapter 15
- Change definition of gross and net floor area. Should read "floor area, gross; floor area, net"
- Clarify building setback as it relates to height (garages)
- Revise noticing policies to reflect Idaho Code §67-6509 (re. other jurisdictions)
- Evaluate retaining wall standards (maximum height, step back requirements)
- Review and update submittal requirements for all land use applications
- TDRs (omit to meet Idaho statute, recent legal decision)
- Dumpster screens in CC
- Address decks/eaves in CC in setback
- Clarify deck encroachment process and provisions (DR for Sec 17.128.020(l), change from CU to DR, delete I.5)
- Evaluate storage requirements (i.e., CC vs. LI is example of inconsistency)
- Clarify when lot line adjustment process can be used
- Clarify when a non-conformity is allowed to continue when partially demolished or redeveloped
- Floodplain – reference most recent FIRM's (2010, not 1997)
- 16.04.100 – fix circular reference: "after findings by Commission, goes to Commission"
- Mountain Overly/Waterways Design Review reference to standard Design Review
- Amendment process – general vs special
- Terraces vs decks
- Mechanical not included in building height
- Encourage bundling of mechanical and venting in "chimneys"
- Roof access outside the Commercial Core
- Hostels
- Setback calculation with respect to building height
- Curb cut calculation
- Sheds, etc. in setback

More Complex Amendments

- Form-based code revisit and evaluation
- TDRs re. heritage structure preservation (may require statutory change)
- Change to Design Review Admin Decision; allow staff level approval for some
- Clean up ADU language – clarify
- PUD – Examine section, consistency and applicability, when waivers are allowed
- Evaluate uses and standards in LI Districts
- Evaluate zones to allow rooftop deck access above height limit
- Riparian corridor update
- Code organization and layout, addition of graphics
- Floodplain amendments to get more CRS points
- Sidewalk widths and standards in CC and LI zones
- Street and parking lot tree requirements
- ◆ Section 17.32.010.H.2.c - GR-H – inclusionary housing incentive language is conflicting
- Apartment Overlay chapter?
- Avalanche Overlay – development standards, occupancy requirements
- Signage for special events

Definitions

- Subdivision and when applicable (condo wall change, replat required, etc.)
- ◆ Setback
- Building height – with diagram
- Change and rearrange definitions
- Clarify Family, Single-Family Unit, Dwelling, etc.
- Consolidate definitions within zoning code (Subdivision remains separate)
- Add definitions as needed (PUD in subdivision code)
- “Planning Commission”/”Zoning Commission” and “Administrator”/”Planning Director” – define and be consistent throughout code.
- ◆ Kitchen
- Dwelling, single family, and other dwelling definitions – reconcile
- ◆ Porch, stoop differentiation
- ◆ Deck
- ◆ Terrace
- ◆ Bed and breakfast
- ◆ Hostel
- ◆ Duplex
- Lot coverage

Form Based Code

- Evaluate overall efficacy of the FBC; limiting to architectural design options, achieving intended or desired results
- Building form and land use testing
- Clarify policy for categorizing existing and non-conforming buildings
- 5' building setback on 60 foot r-o-w
- Boundaries of applicability, CC boundaries
- Clarify text and include improved graphics
- Existing buildings
- Post spacing
- Minimum deck dimensions
- Sidewalk widths
- Should residential use be allowed on ground floor street front between Arts District and Retail Core?
- Minimum building width vs 100% of area is building
- Codify street sections

Sustainability/Energy/Green Amendments

- Green Building Code
- Solar installation use and standards for compatibility, solar orientation, other alternative energy provisions
- Green roof provisions, incentives
- Community gardens, food production, fowl , community supported agriculture
- Electric car charging stations
- Recycling stations in multifamily, commercial development, construction waste management plans
- Update uses in permitted and conditional lists to allow for technology, best practices
- Water conserving landscaping
- Tree/vegetation and grading provisions
- Green subdivision provisions

Municipal Code

- Right of way policy review – Building Official vs. Street Department responsibilities/jurisdiction
- Evaluate nuisance provisions
- Evaluate property maintenance provisions
- Public works specifications update and code consistency

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION
FROM: JOYCE ALLGAIER, PLANNING MANAGER
DATE: July 30, 2012
RE: PLANNING COMMISSION GOALS FOR 2012/2013

Following is a list of suggestions made recently by the Commission regarding areas of focus and goals for the upcoming fiscal year 2012 -13. It is intended that these goals would be shared with the City Council to represent your priorities and areas of work where the City Council can offer support. Staff will work with the administration to schedule a date for a discussion about these in the near future.

- Continue to support the comprehensive plan update project. Provide adequate time and resources for the project.
- Increase communication and sharing of information between the mayor, city council, planning and zoning commission and city staff.
- Comprehensively update the land use regulations in order to 1.) modernize and make current with today's zoning standards, 2.) reevaluate the form-based code, 3.) implement the comprehensive plan, and 4.) make more unified between the zoning code, subdivision regulations, public works specifications, and downtown master plan.
- Accomplish more in the realm of community development than we presently have the capacity to accomplish.