

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
October 14, 2014

Present: Chairman Russ Naylor, Commissioner T .Earl Jolley, Commissioner Sean D. Morrissey, City Planner Greg Schindler, Planner Brad Sanderson, Planner David Mann, Assistant City Engineer Shane Greenwood, Assistant City Attorney Ryan Loose, Deputy Recorder Cindy Valdez.

Absent: Commissioner Jason Haymore, Commissioner Beverly Evans, Commissioner Richard Feist.

Others: See Attendance Log (Attachment A)

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone to the meeting. He noted that all Commissioners are present except Commissioner Haymore, Commissioner Evans, and Commissioner Feist; they have been excused from this evenings meeting.

B. Motion to Approve the October 14, 2014 Planning Agenda

Commissioner Jolley made a motion to approve the October 14, 2014 Planning Commission Amended Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Haymore, Commissioner Evan and Commissioner Feist were absent.

C. Approval of the Minutes from the Meeting held on September 23, 2014

Commissioner Morrissey made a motion to approve minutes from the September 23, 2014 Planning Commission meeting as printed. Commissioner Jolley seconded the motion. Vote was unanimous in favor. Commissioner Haymore, Commissioner Evans and Commissioner Feist were absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Calendaring Items

City Planner Greg Schindler said after this meeting there is a combined meeting with City Council and the Planning Commission and it will be held at 8:00 p.m. in the Police Training Room.

work with me to defer the water for a better use of this property. I am here to answer any questions or concerns that you may have.

Chairman Naylor said has the City agreed to sell the (2) small pieces of this property to her?

Planner Sanderson said we have a real-estate purchase contract that is pending with our land acquisition department. It is just waiting for possible entitlements for it move forward.

Chairman Naylor opened the Public Hearing to comments.

Daryl Dryer, 10713 S. William Canyon Drive South Jordan, Utah – said is it possible to find out a little more about the property zoning?

City Planner Sanderson said it is an R-2.5 Zone which is basically 1/4 to 1/3 acre lots. The Arcadia Meadows subdivision by itself has enough property with lot (12) to add (2) more lots with a slight little acquisition from the City.

Chairman Naylor closed the Public Hearing.

B.2. Potential Action Item – (See V.B.1)

Commissioner Morrissey motioned to approve the Arcadia Meadows Phase II Subdivision Vacating and Amending; Lot 12 of Arcadia Meadows Subdivision, Parcel ‘A’ of Lucas Ridge Subdivision, and Lot 9 of Cottages a the North District Phase 5 Subdivision, with the 6 recommendations listed by staff. Commissioner Jolley seconded the motion. Roll Call vote was 3-0 unanimous in favor; Commissioner Haymore, Commissioner Evans, and Commissioner Feist were absent.

**C.1. Issue: OUR HOUSE
PRELIMINARY SUBDIVISION**

Address: 11386 South 1300 West
File No: SUB-2014.54
Applicant: Mike Wright

City Planner David Mann reviewed background information on this item.

Mike Wright, 801 N. 500 W. Bountiful Utah – I think David Mann did a great job with the review of this application, so I don’t have anything more to add. I am here to answer any questions you may have for me.

Chairman Naylor said what do you anticipate doing with Lot (2)?

Mr. Wright said Lot (2) will be sold and will become an office. We do have a buyer and they do wish to move quickly as well.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

C.2. Potential Action Item – (See V.C.1)

Commissioner Jolley motioned to approve File No. SUB-2014.54 for a 2-lot subdivision located at 11386 South 1300 West provided that; All applicable City Department Requirements, as stated in the Municipal Code are met. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Commissioner Haymore, Commissioner Evans, Commissioner Feist were absent.

**D.1. Issue: OUR HOUSE ASSISTED LIVING CENTER
SITE PLAB AND CONDITIONAL USE PERMIT**

Address: 11386 South 1300 West
File No: SP-2014.30
Applicant: Mike Wright

City Planner David Mann reviewed background information on this item.

Mike Wright, 801 N. 500 W. Bountiful, Utah – said Mr. Mann did a good job reviewing the project so I really don't have anything more to add. I am here to answer any questions you may have for me.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Chairman Naylor said this went to the Architectural Review Committee and there were a few comments, the applicant has addressed all of those comments and we really do appreciate that.

Commissioner Morrissey said I think it a great building. I think the Architecture was well done.

D.2. Potential Action Item – (See V.D.1)

Commissioner Morrissey motioned to approve File No. SP-2014.30 for an assisted living center located at 11386 South 1300 West provided that: All applicable City Department Requirements, as stated in the Municipal Cod, are met. Commissioner Jolley seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Commissioner Haymore, Commissioner Evans, Commissioner Feist were absent.

VI. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

***Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

None

ADJOURNMENT

Commissioner Jolley motioned to adjourn. All Commissioners were in favor.

The October 14, 2014 Planning Commission meeting adjourned at 7:00 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the October 14, 2014 Planning Commission meeting minutes, which were approved on October 28, 2014.

Anna M. West

South Jordan City Recorder

REPEALED ZONES: SOLUTIONS

LUA's, Zone
Revisions,
Noticing

October 14,
2014

WHY

■ South Jordan City Vision Statement

We are a family oriented community, founded upon principles of accountability, integrity, industry, and innovation with an unwillingness to compromise in securing a sustainable environment for future generations.

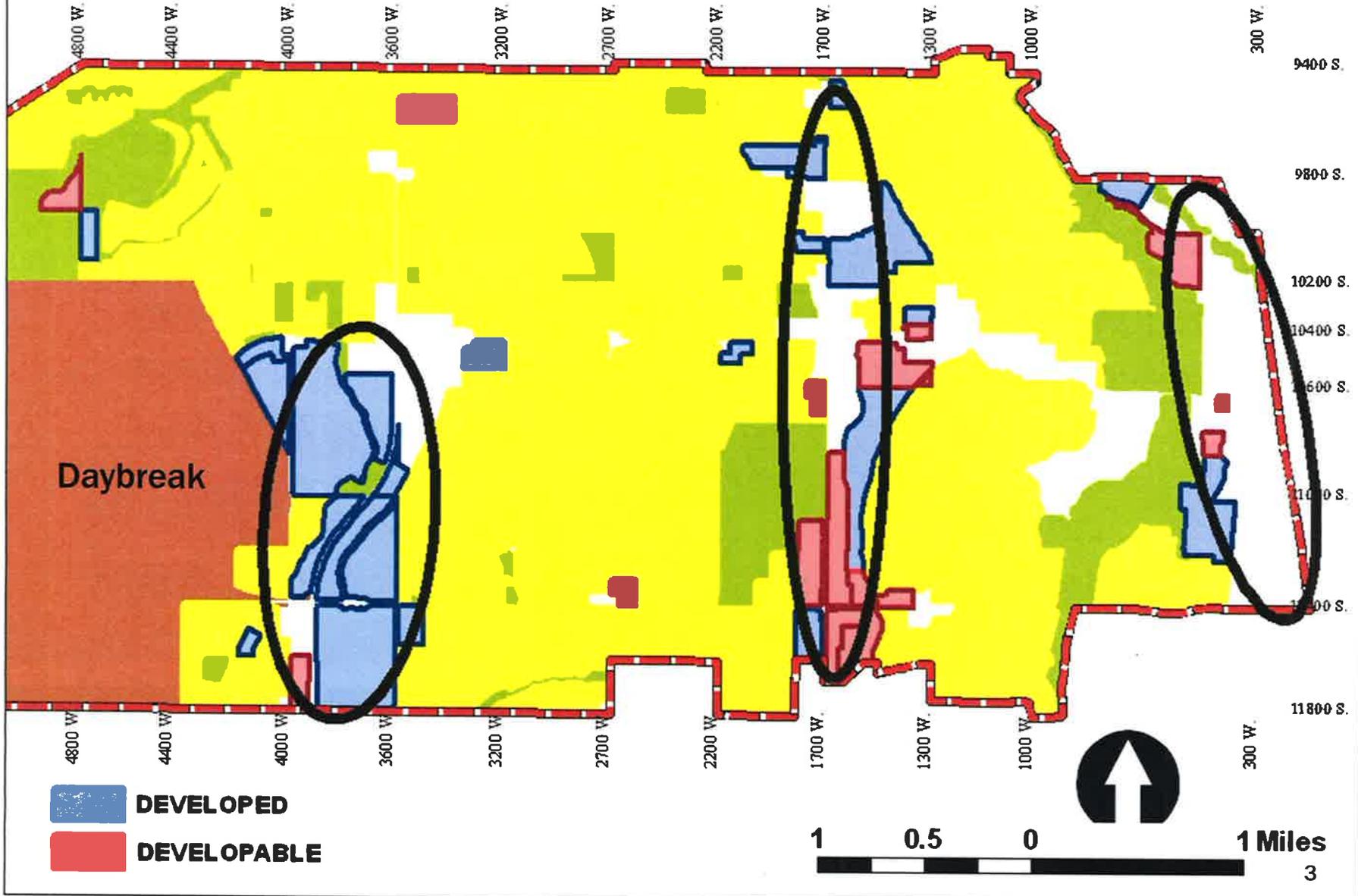
■ South Jordan City Mission Statement

South Jordan City provides serviced oriented, responsible government, consistent with the community's values, priorities and expectations for a high quality of life, enhancing the City's fiscal health, providing professional and innovative services, and managing the City's resources, while planning for the future.

■ City Council Strategic Priorities FY2014-15

- *Fiscally Responsible*
- *Balanced Regulatory Environment*
- *Sustainable Growth*
- *Engaged Community*
- *Desirable Amenities and Open Space*
- *Operational Excellence*

COMBINED Affected and Unaffected Areas



RECOMMENDATION

- **VMU & VMR Zones to stay repealed & reinstate R-M-8 Zone.**
 - VMU & VMR is removed from the Land Use Map
 - Work within remaining zones (specifically the Redwood Road and R-M Zones), with revisions to better utilize existing tools and structure.
 - Simplify and define allowed uses, and regulate uses by scale of activity.
 - Clarify development & design standards (i.e.-density, open space, parking).
 - Adopt additional requirements for impact controls.

OUTCOMES?

- Restrict higher intense uses to major corridors
- Restore certainty and confidence in land use process
- Allow limited flexibility to adjust to market
- Simplify the zoning ordinance
- Protect the core single-family areas and mitigate impacts at the edges
- Promote & support retail in prime locations
- Preserve a balance between private property rights and the public interest.

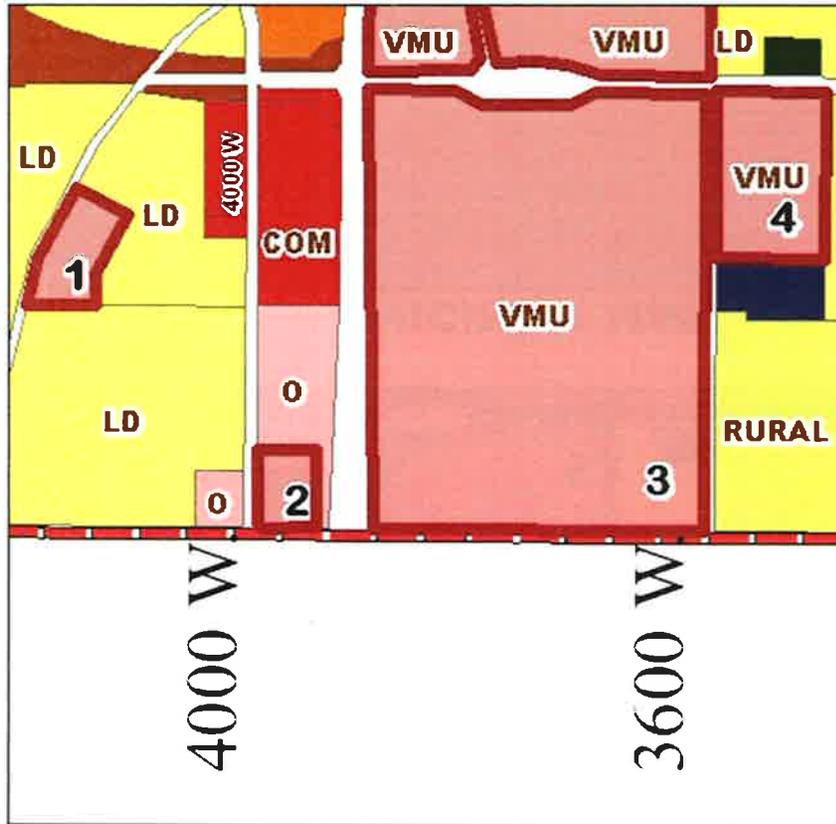
NEXT STEPS

- Land use amendments
- Redwood Road Zone – revisions
- Residential Multi-family Zone – revisions
- Performance Development – restructure
- Noticing – policies & procedures

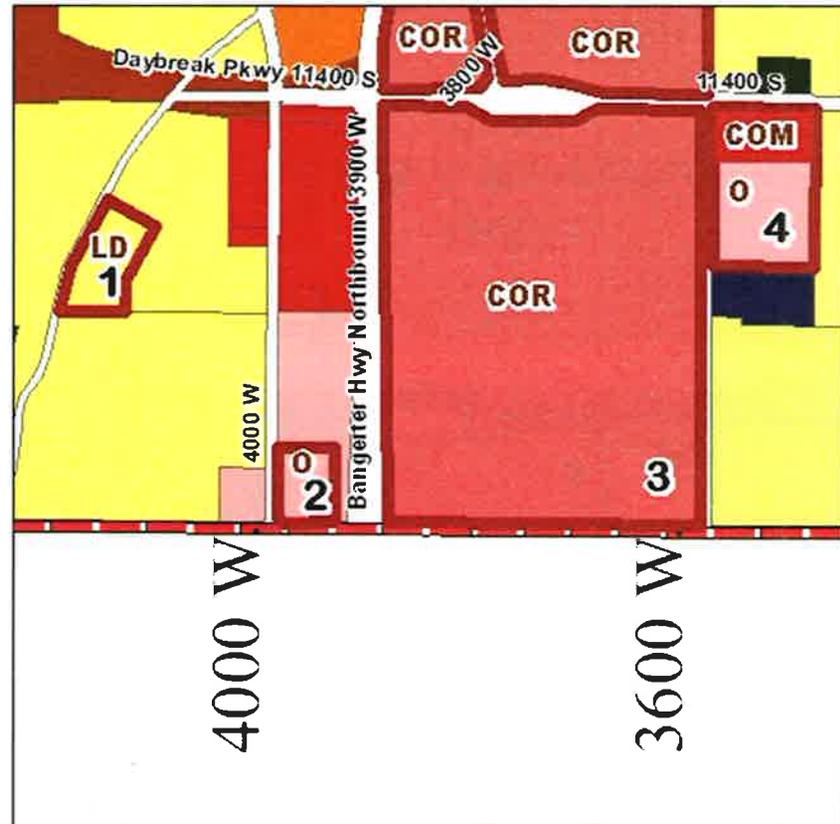
LAND USE AMENDMENTS

- Land use designations with no corresponding zone
 - Village Mixed Use
 - Village Mixed Residential
 - Village Commercial
- Associated “housekeeping” (Miscellaneous)
 - Removal of some MD and MHD
 - Redwood Road

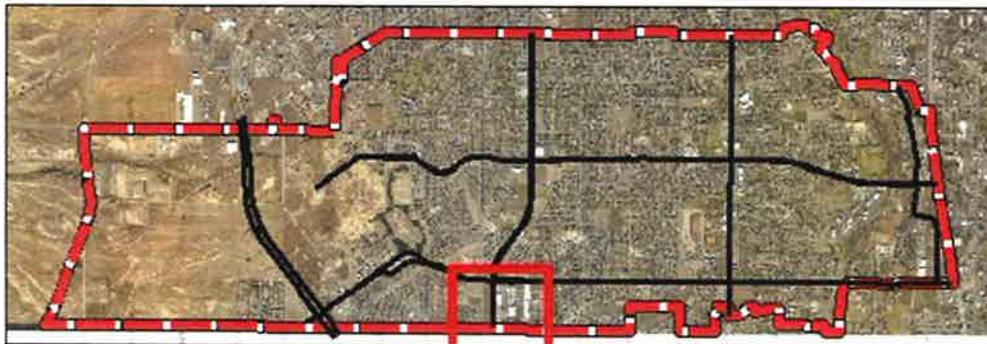
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



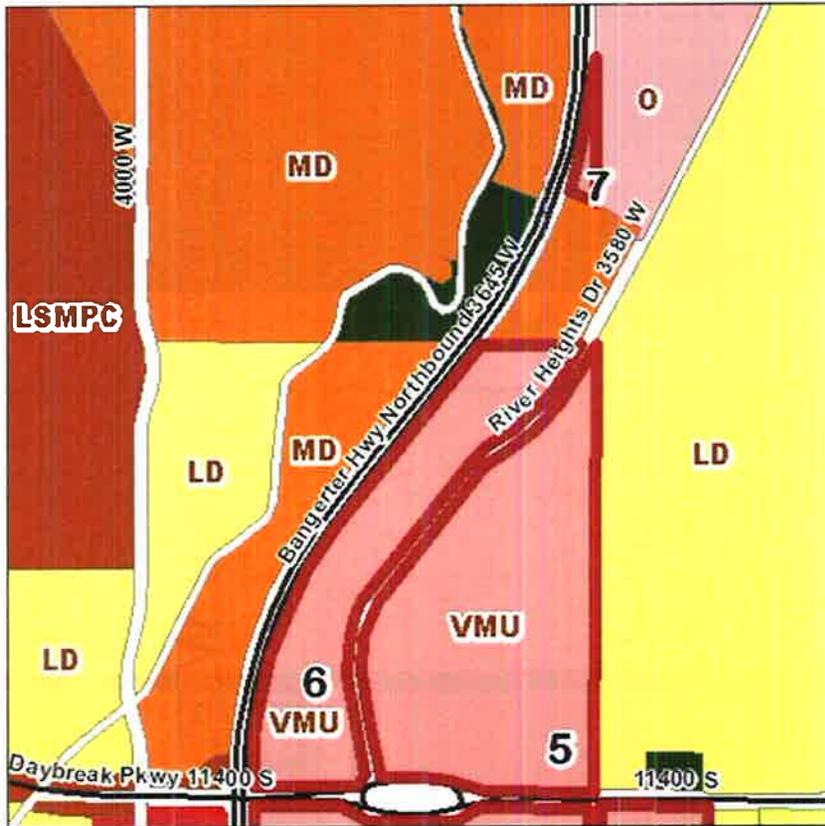
Map #: 1

AREA:
114th & Bangerter-
South

0.2 0.1 0 0.2 Miles



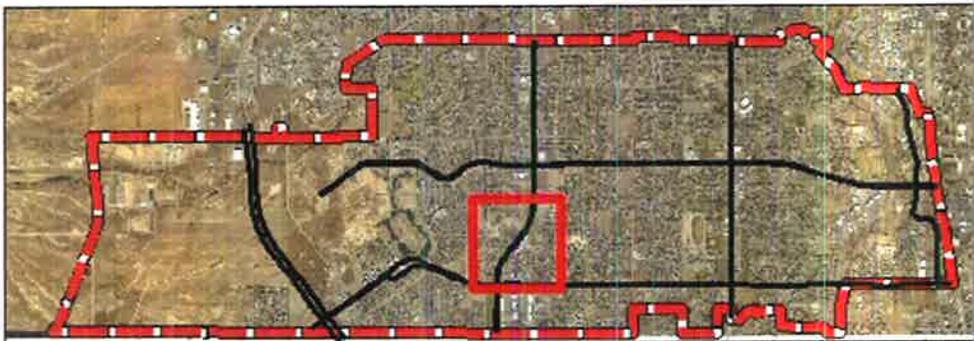
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



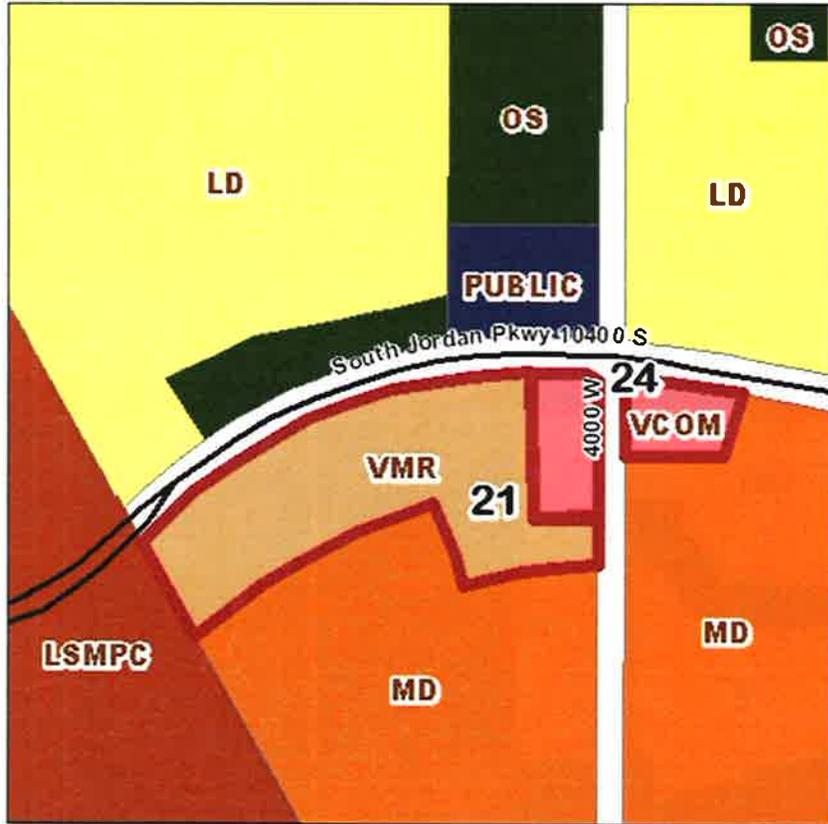
Map #: 2

AREA:
114th & Bangerter-
North

0.2 0.1 0 0.2 Miles



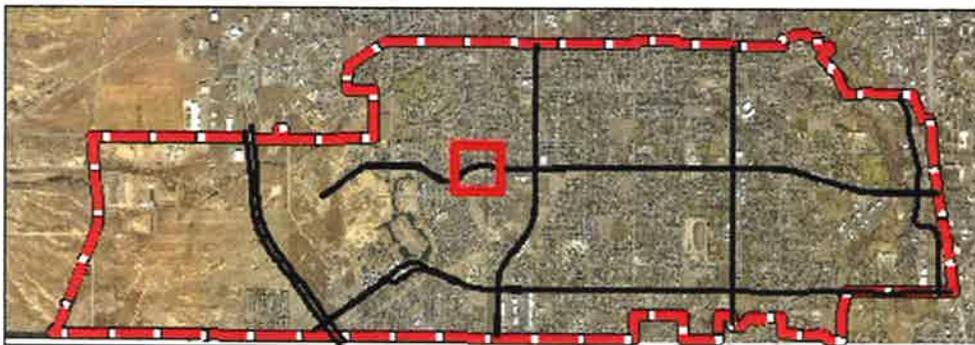
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



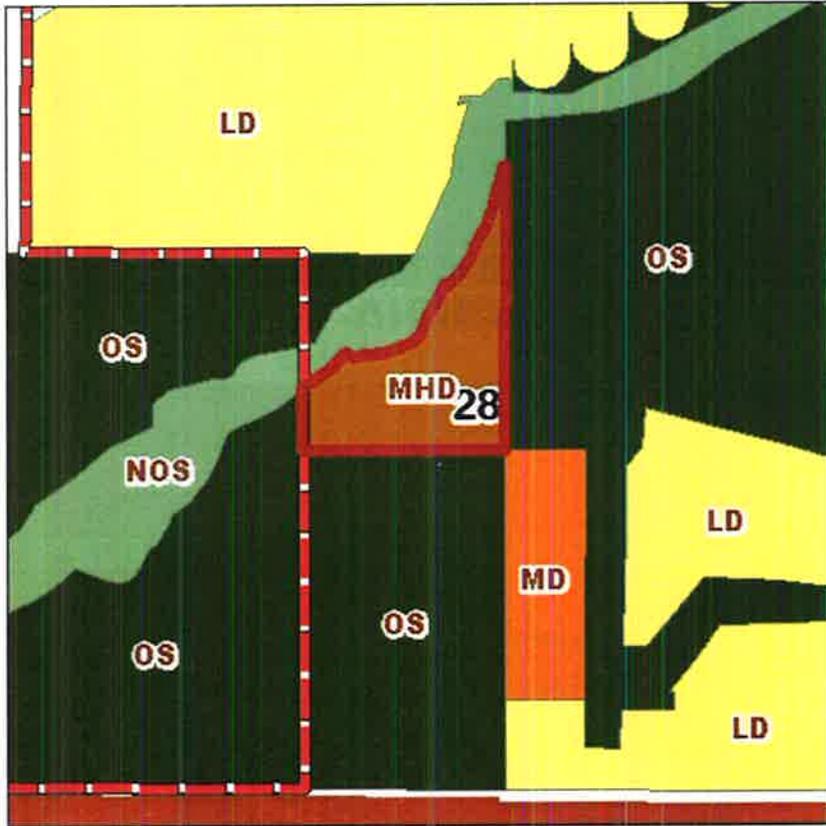
Map #: 3

AREA:
4000 South Jordan
Parkway

0.1 0.05 0 0.1 Miles



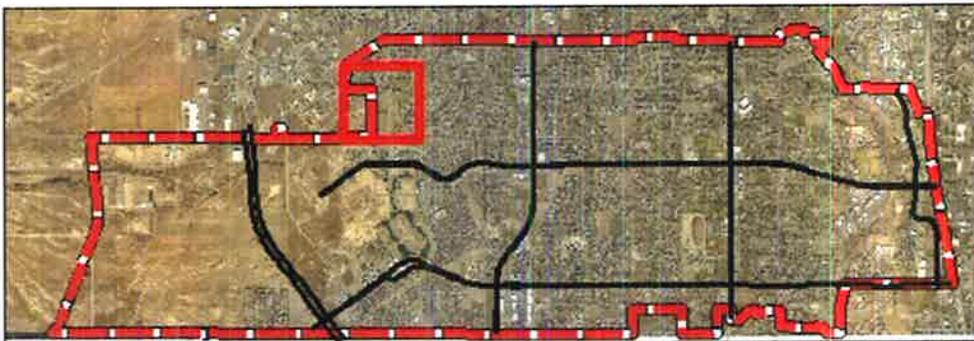
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



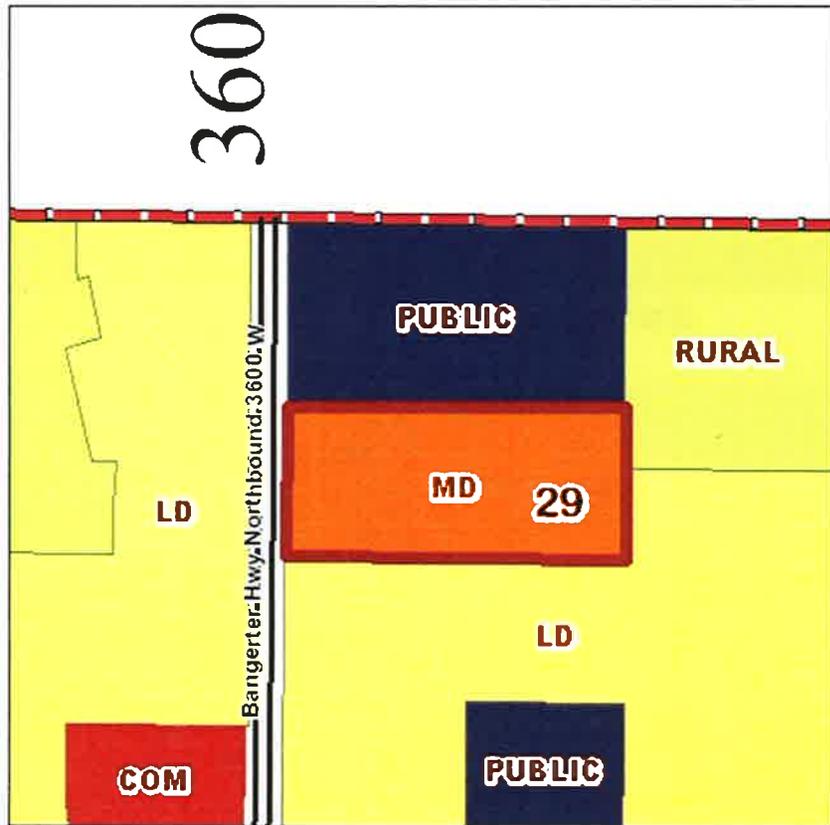
Map #: 4

AREA:
4000 W. & Bingham Creek
(10000 S.)

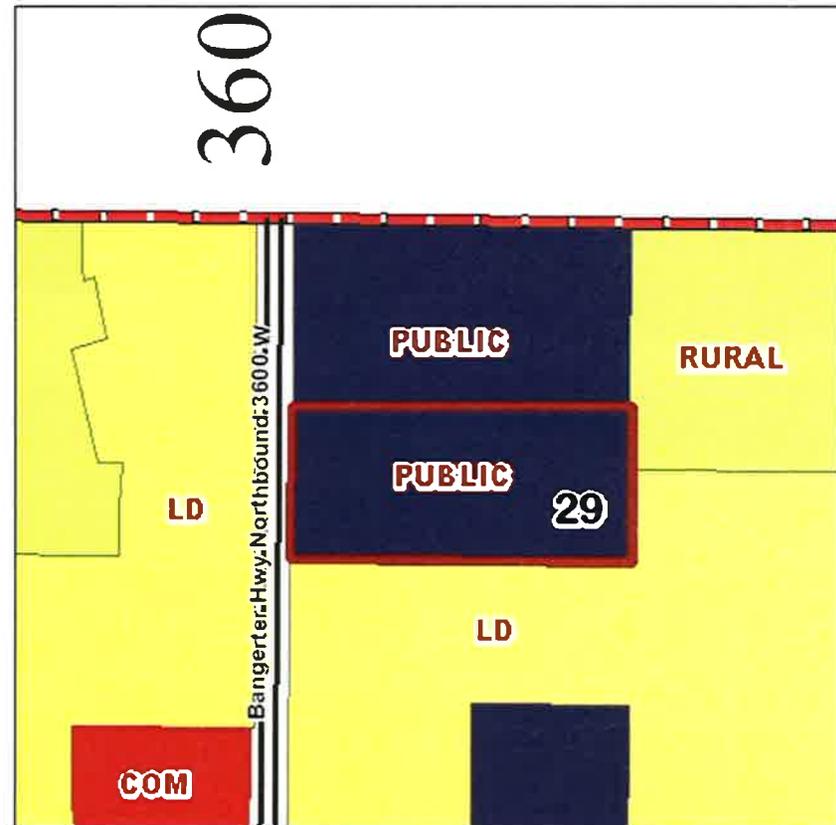
0.1 0.05 0 0.1 Miles



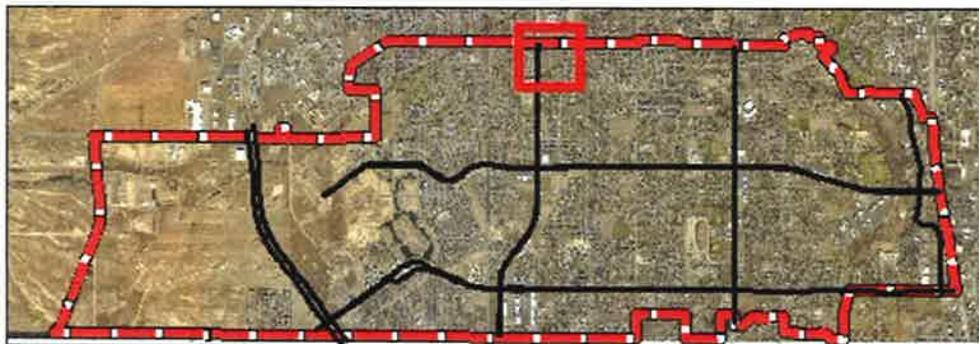
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



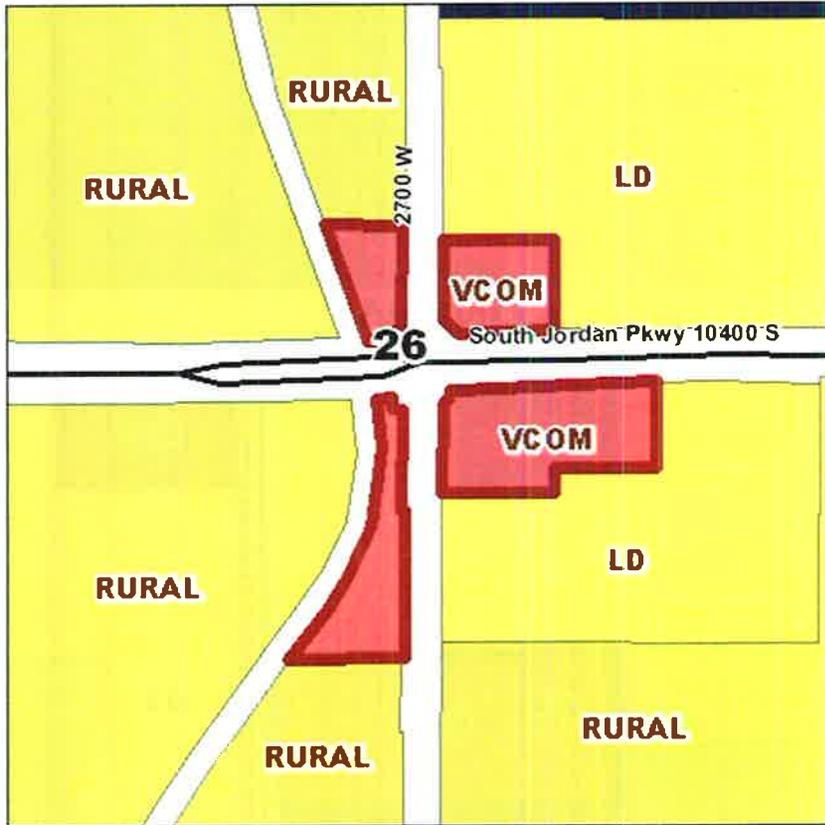
Map #: 5

AREA:
Salt Lake Community
College

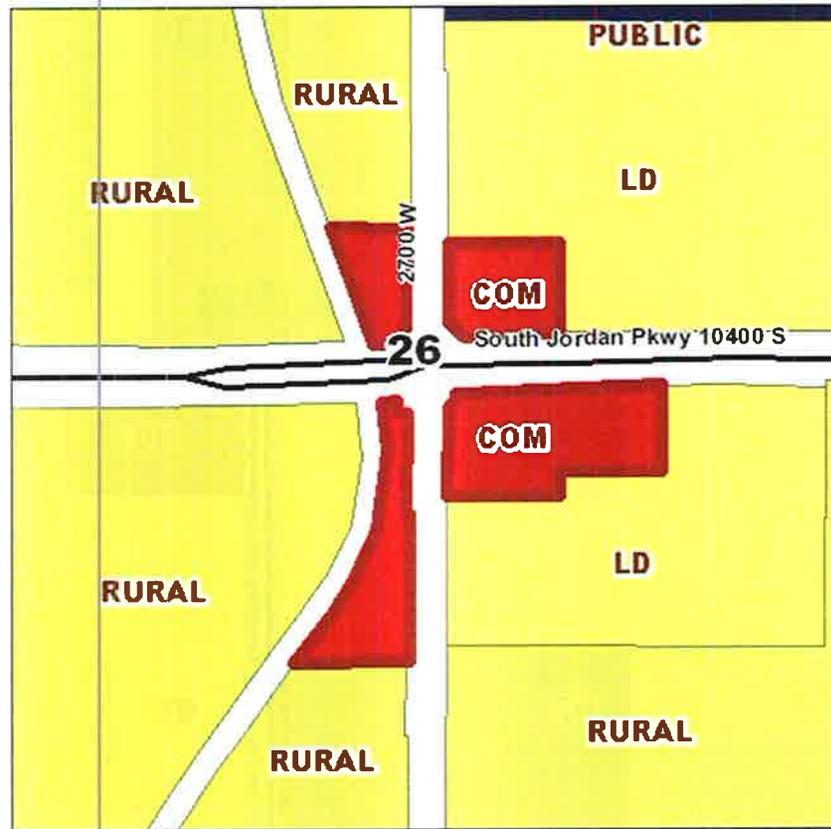
0.1 0.05 0 0.1 Miles



CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



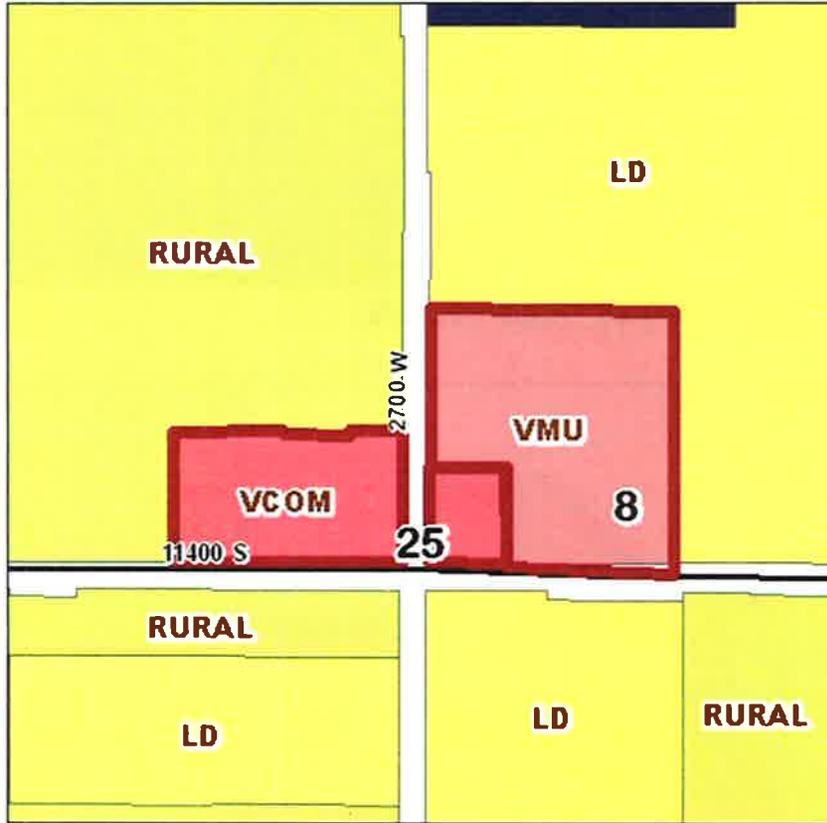
Map #: 6

AREA:
2700 W. South Jordan
Parkway

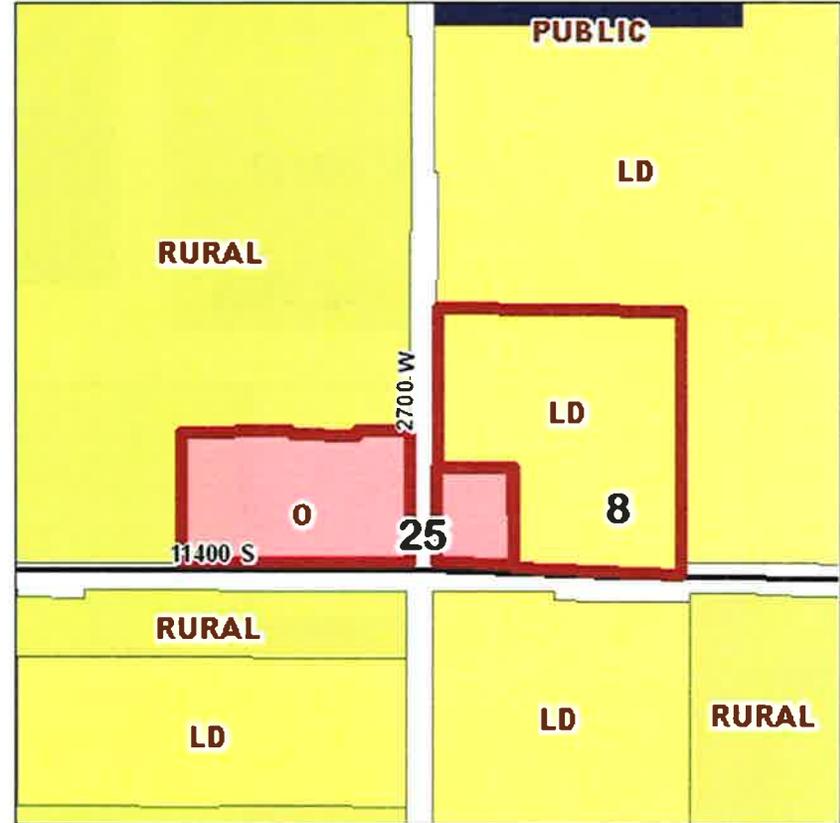
0.07 0.035 0 0.07 Miles



CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



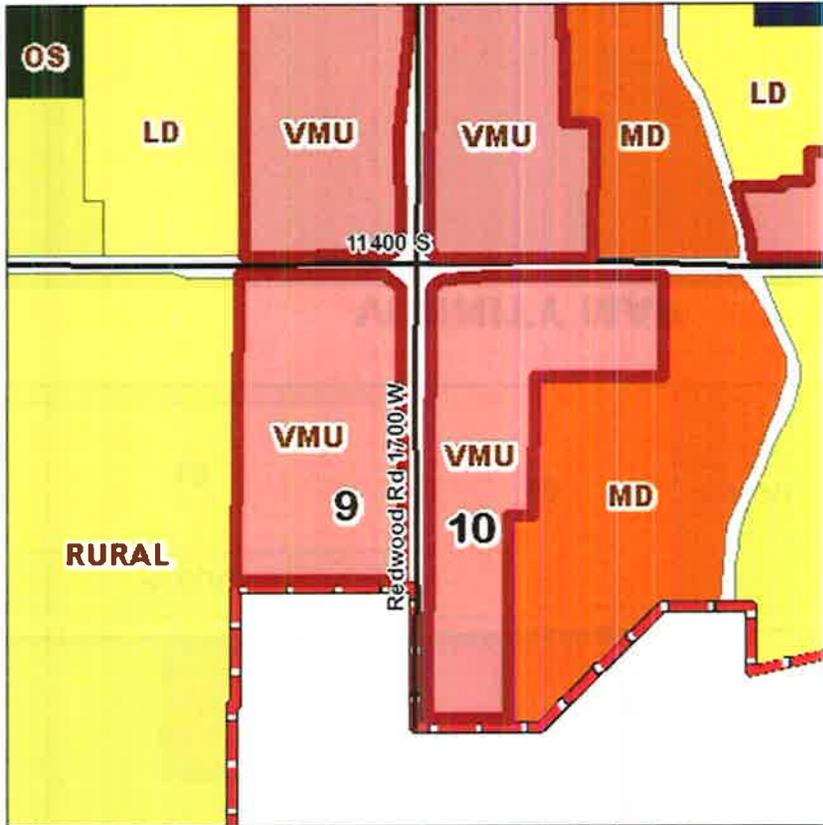
Map #: 7

AREA:
2700 W. 11400 S.
(Egbert)

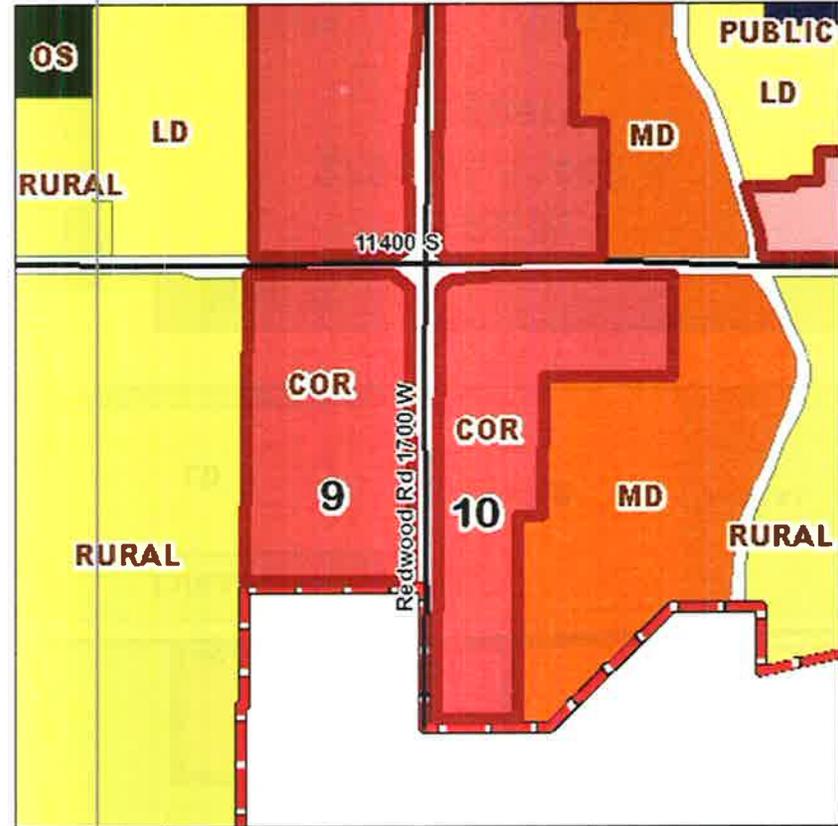
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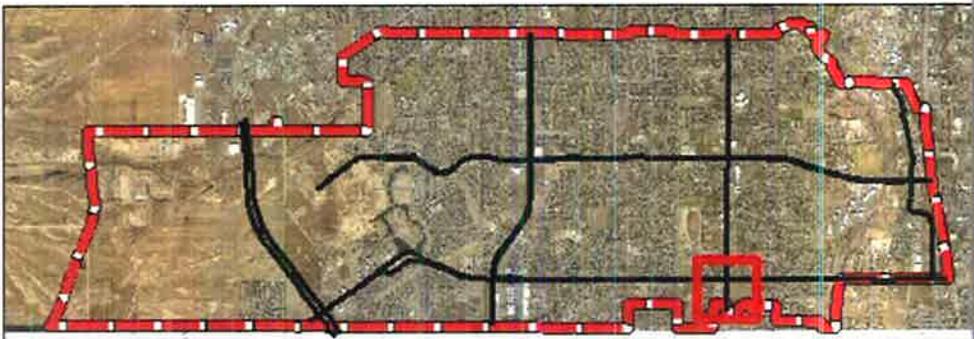
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



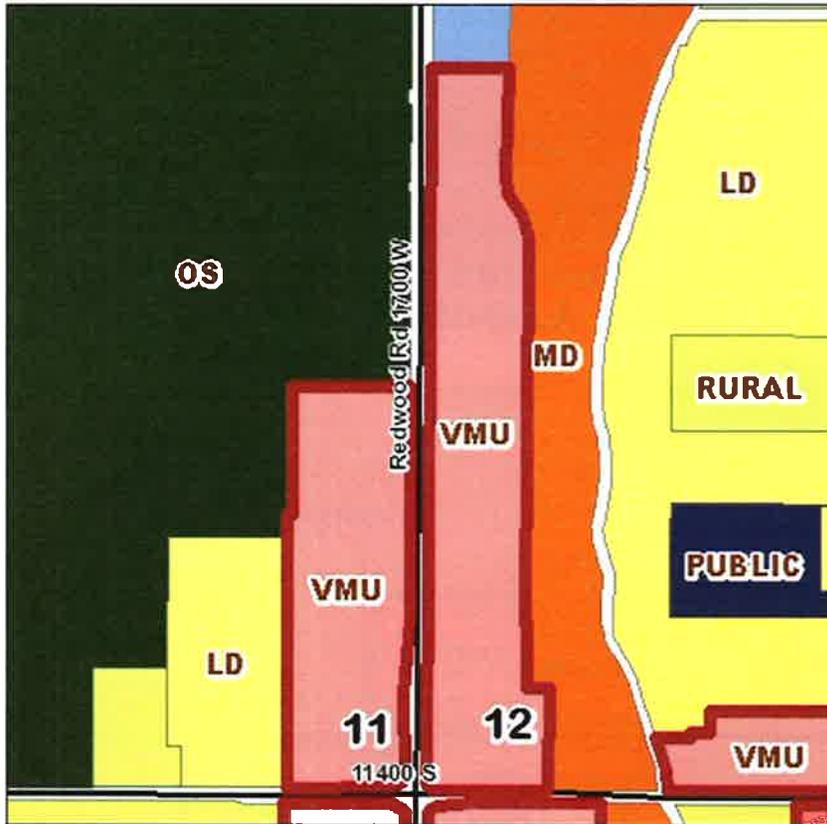
Map #: 8

**AREA:
11400 S. Redwood Road
(South)**

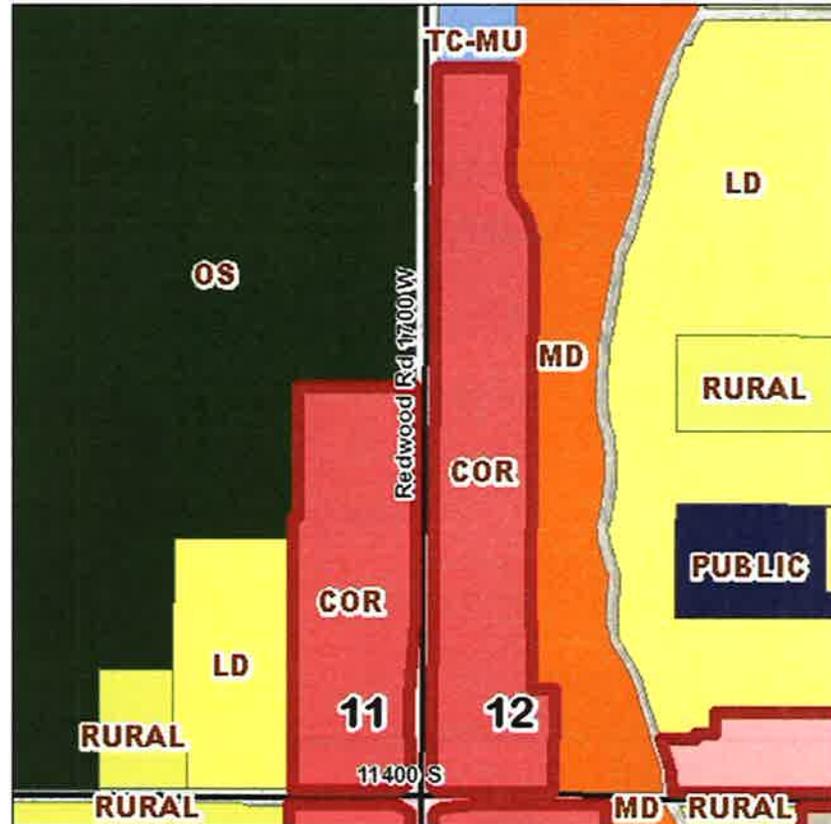
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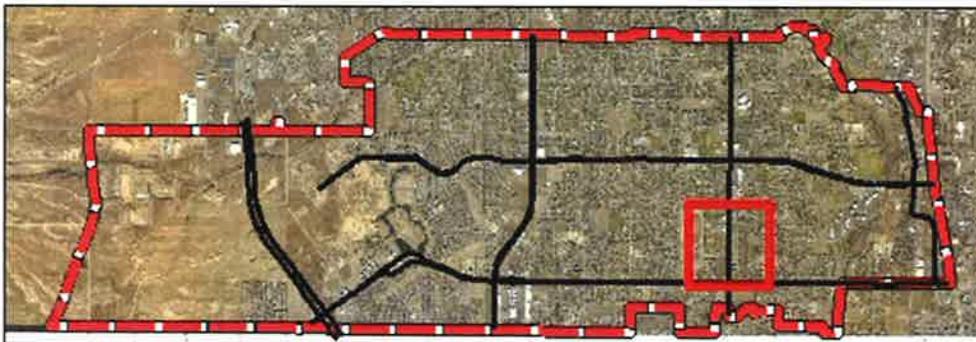
CURRENT LAND USE



PROPOSED LAND USE



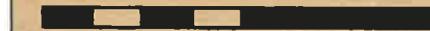
VICINITY MAP



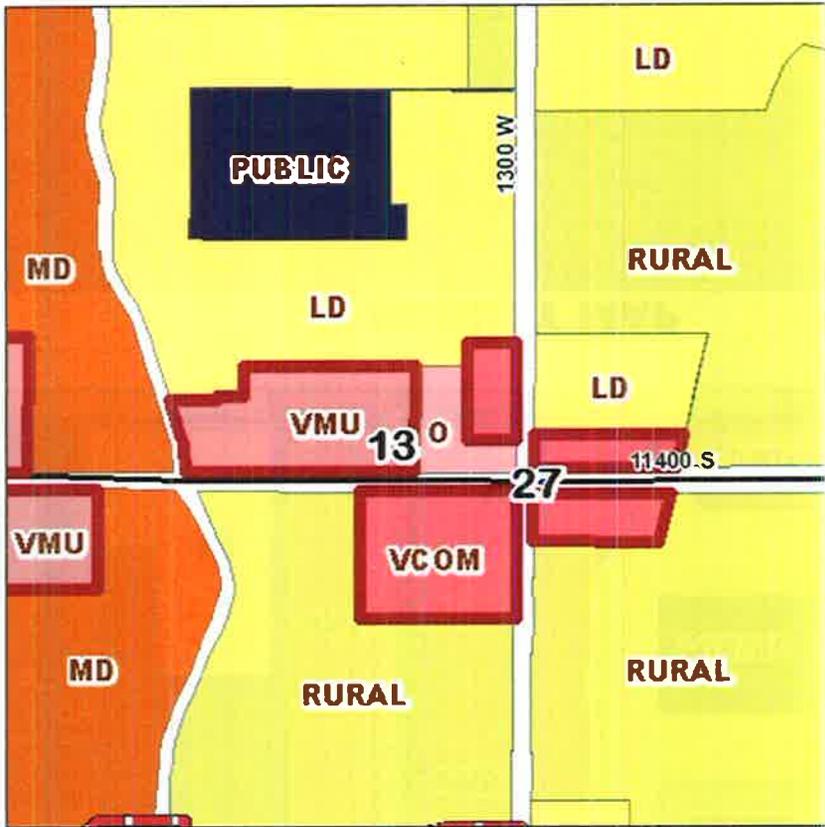
Map #: 9

AREA:
11400 S. Redwood Road
(North)

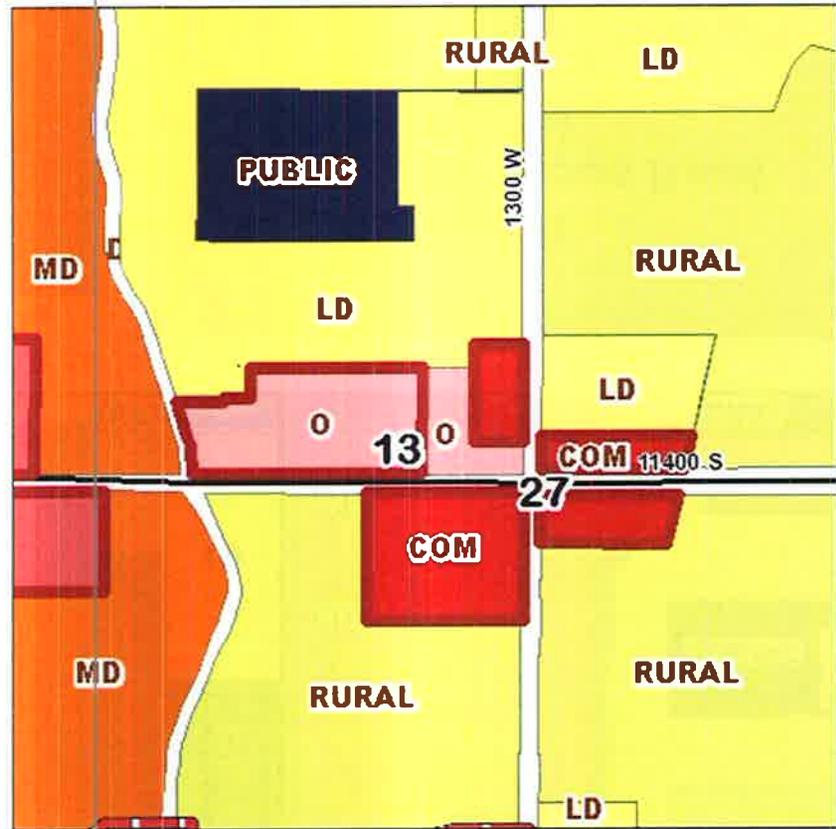
0.2 0.1 0 0.2 Miles



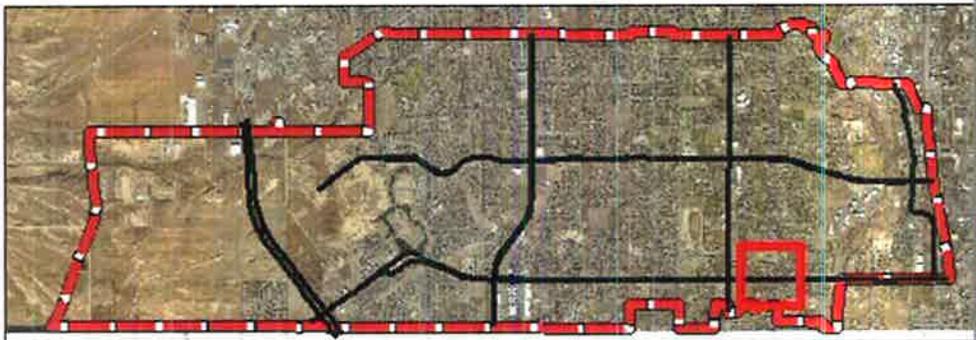
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



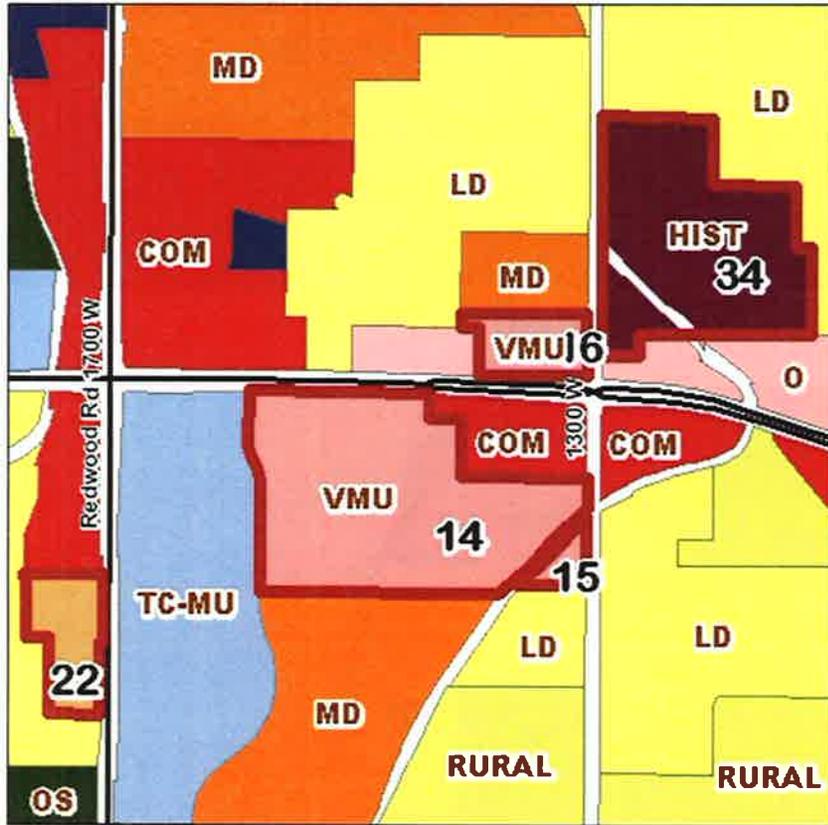
Map #: 10

AREA:
1300 W. 11400 S.

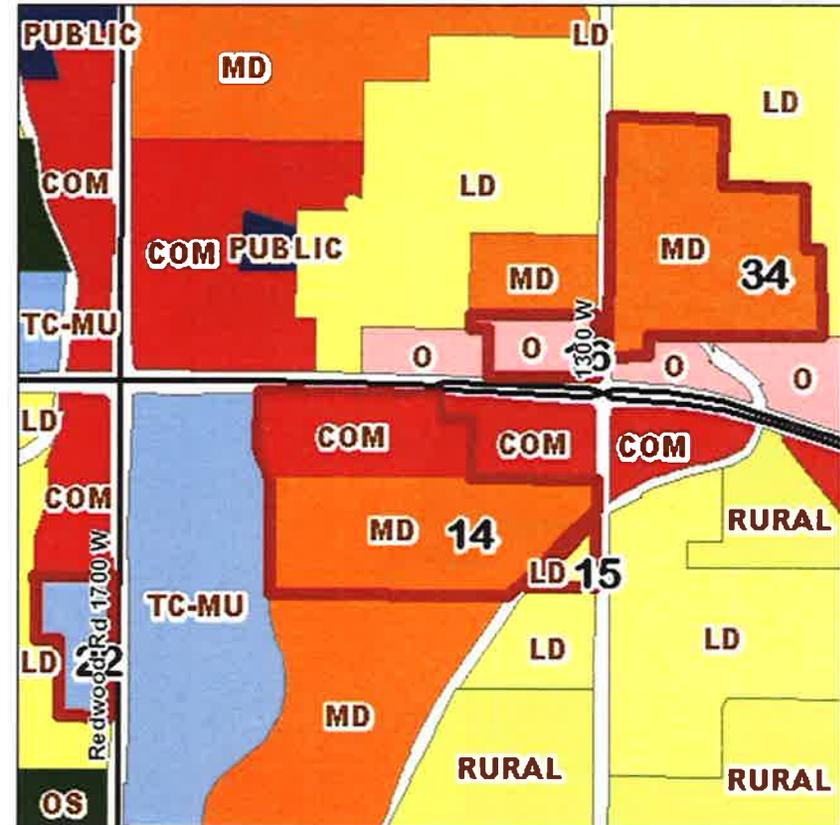
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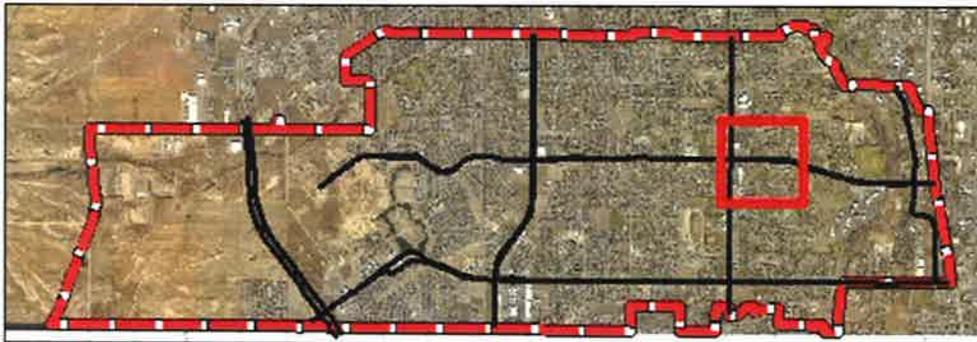
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



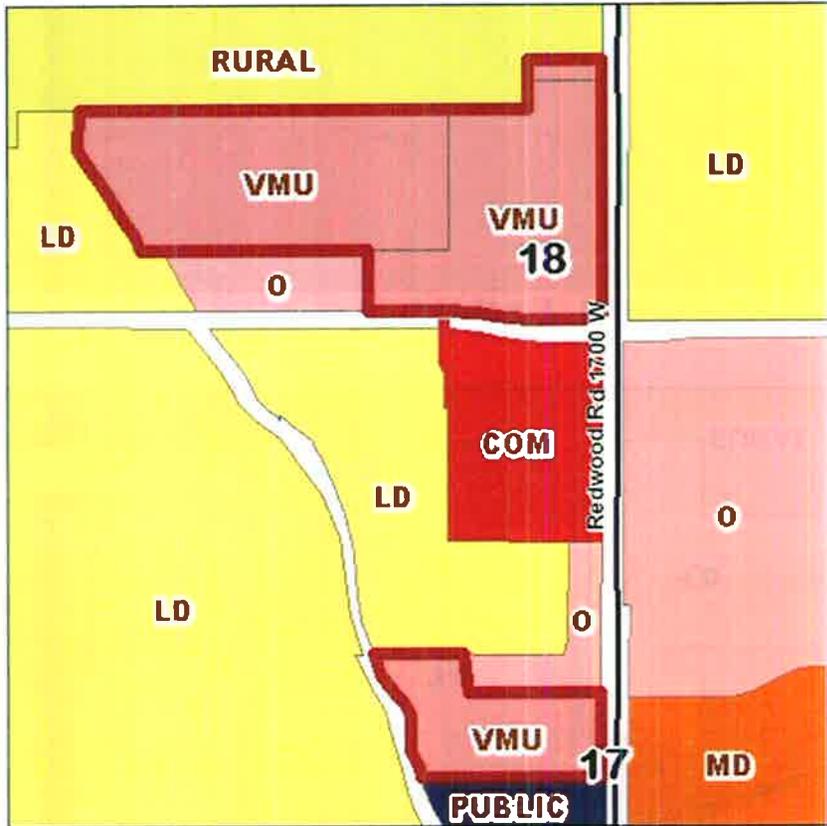
Map #: 11

AREA:
South Jordan Parkway
1300 W. to Redwood Road

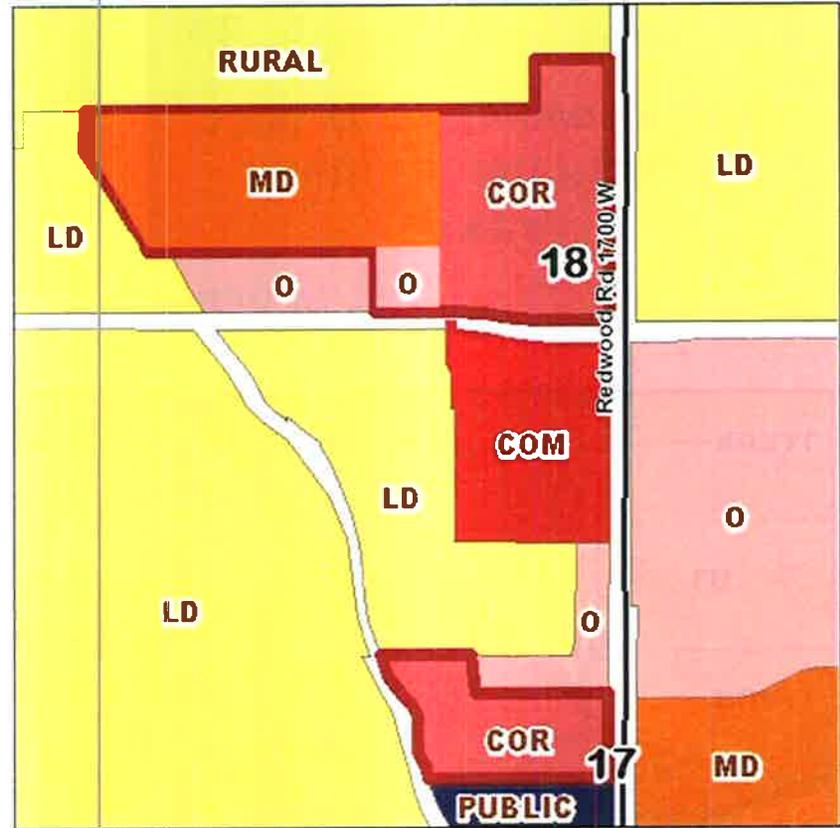
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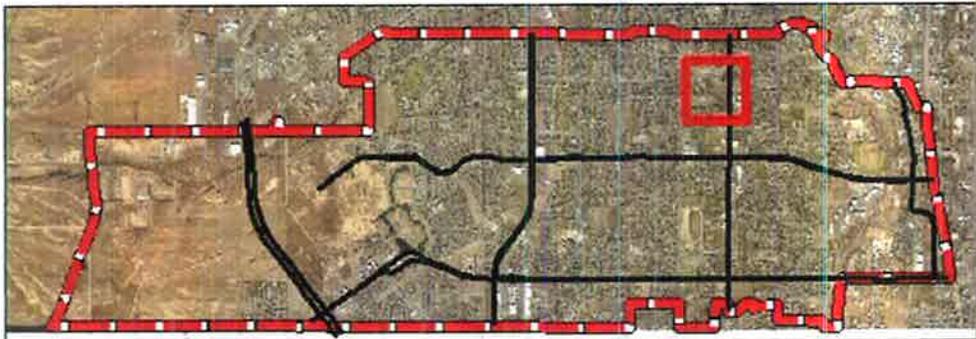
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



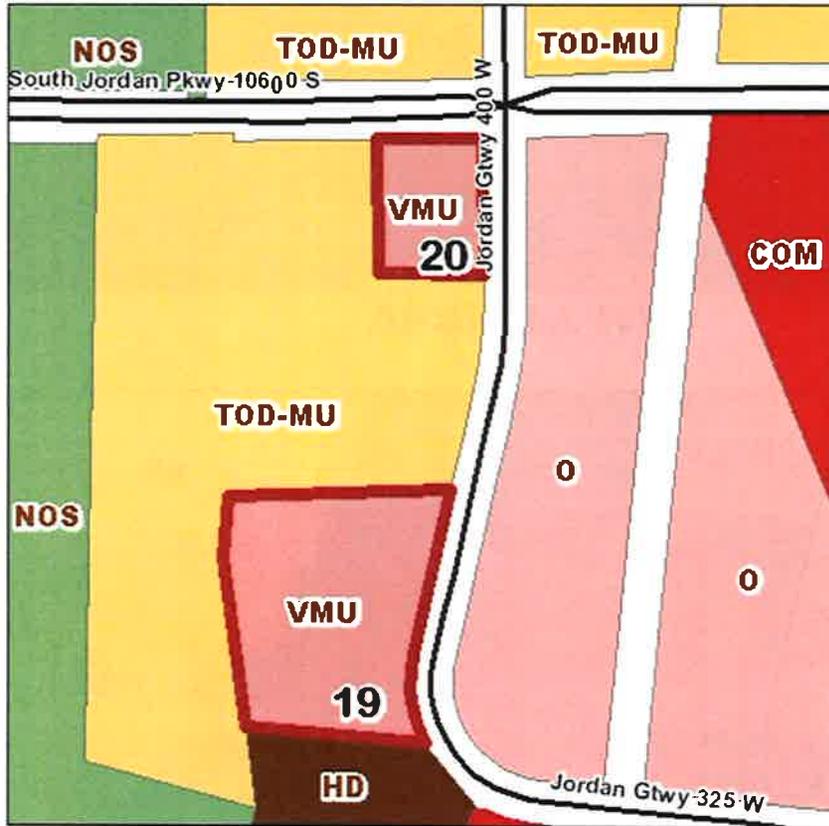
Map #: 12

AREA:
9800 S. Redwood Road

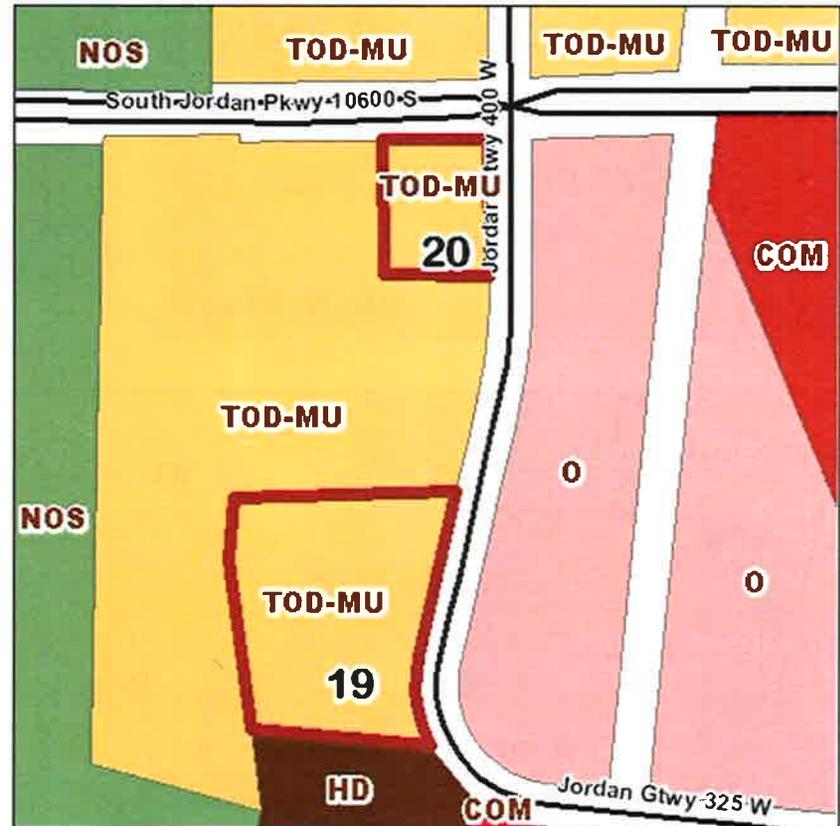
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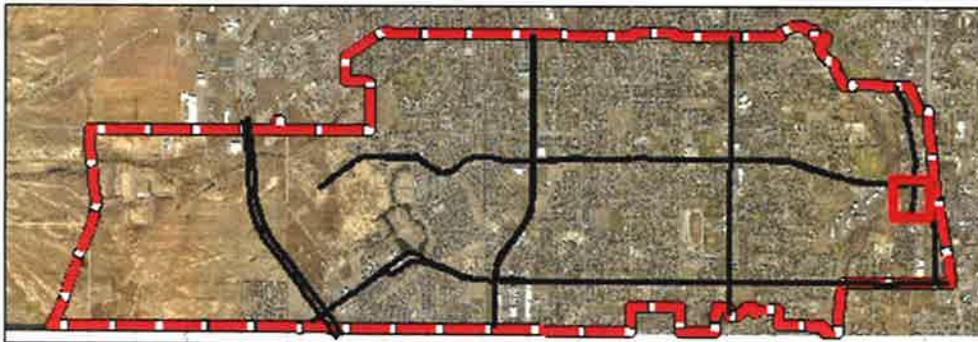
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



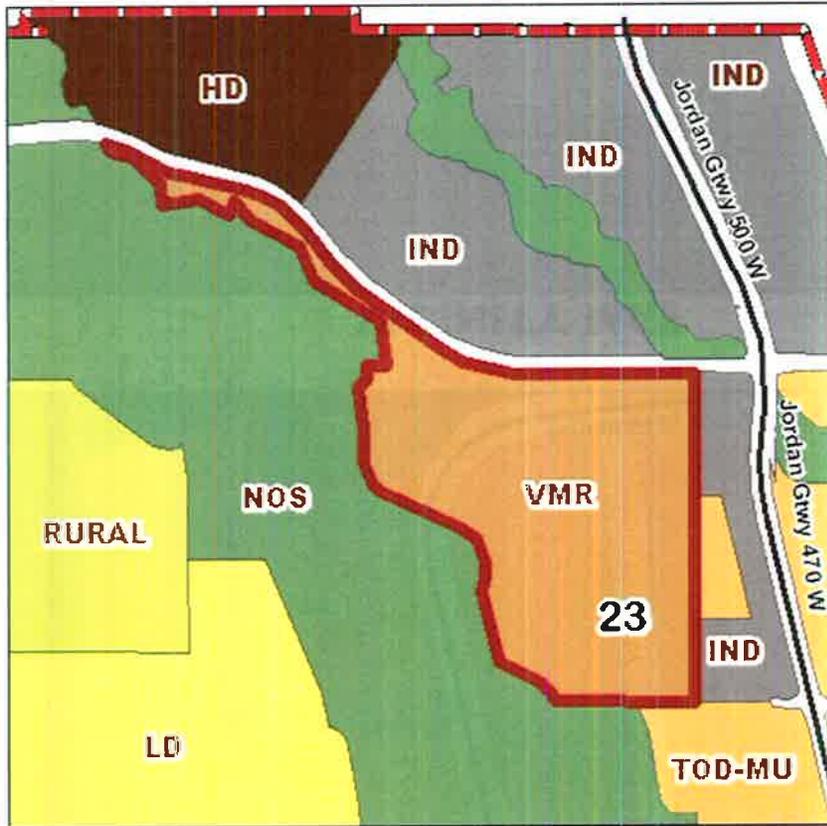
Map #: 13

AREA:
**South Jordan Parkway &
 Jordan Gateway**

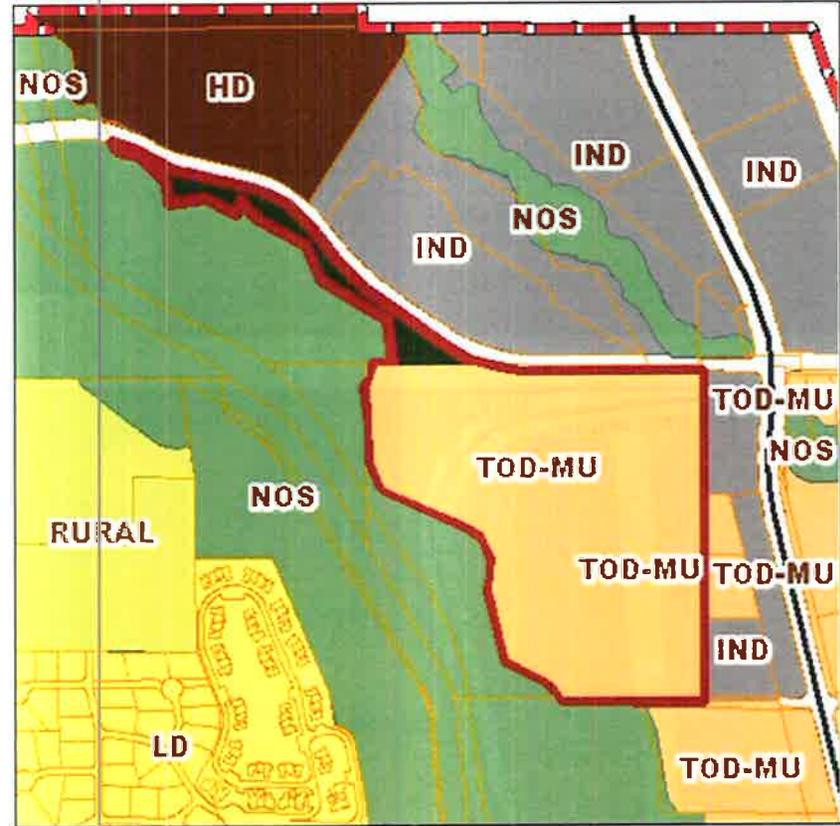
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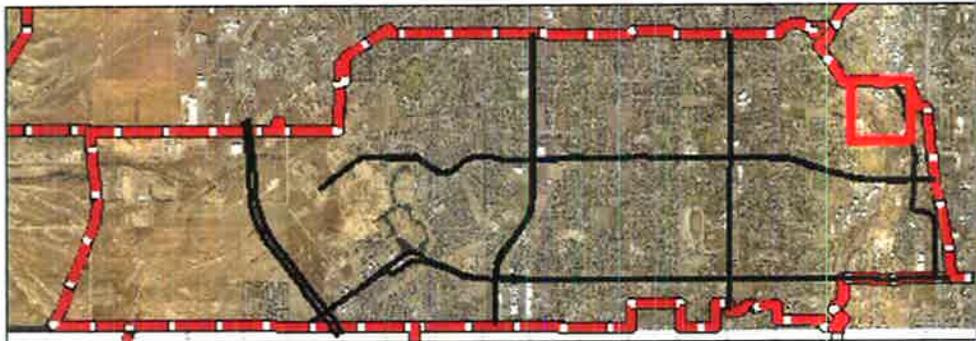
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



Map #: 14

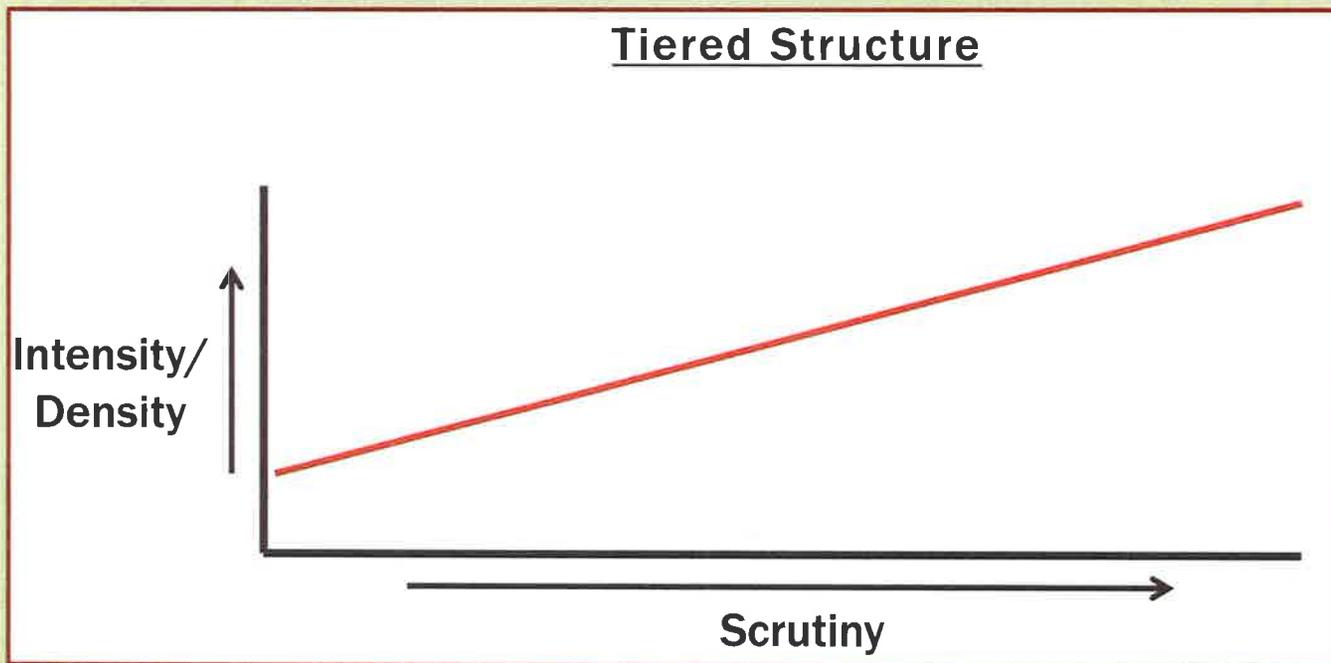
AREA:
600 W. Shields Lane

0.1 0.05 0 0.1 Miles



REDWOOD ROAD MIXED USE ZONE

- Intensity - “highest and best use”
- Impact Control
- Context & Character



Tools:

- Uses
- Subdistricts
- Use Regulations
- Design Standards
- Performance Development

REDWOOD ROAD ZONE

TITLE PAGE – CURRENT & PROPOSED

(CURRENT TITLE PAGE)

Chapter 17.54 REDWOOD ROAD MIXED USE (MU) ZONES

- 17.54.010: PURPOSE:
- 17.54.020: ZONING MAP DESIGNATIONS:
- 17.54.030: USES:
- 17.54.040: SITE PLAN/PLAT APPROVAL:
- 17.54.045: PERFORMANCE DEVELOPMENT:
- 17.54.050: ZONE AND PROJECT AREA:
- 17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:
- 17.54.070: YARD REQUIREMENTS:
- 17.54.080: OPEN SPACE:
- 17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:
- 17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:
- 17.54.110: MU-CITY CENTER (MU-CITY) ZONE:
- 17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:
- 17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:
- 17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:
- 17.54.150: MU-SOUTH GATEWAY (MU-SGATE) ZONE:
- 17.54.160: LANDSCAPING:
- 17.54.170: ARCHITECTURAL STANDARDS:
- 17.54.180: PARKING AND ACCESS:
- 17.54.190: FENCING, SCREENING AND CLEAR VISION:
- 17.54.200: LIGHTING:
- 17.54.210: OTHER REQUIREMENTS:
- 17.54.220: MAP:

(PROPOSED TITLE PAGE)

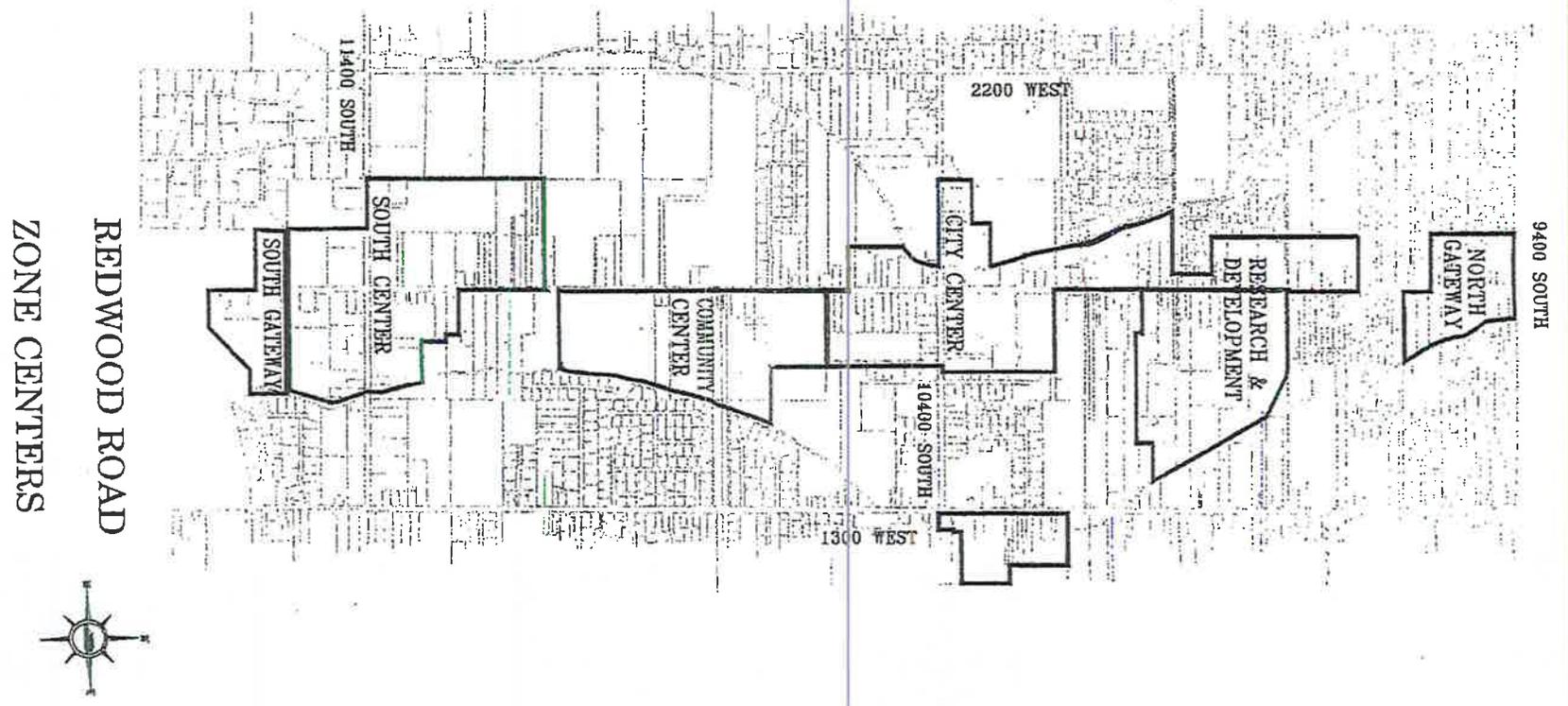
Chapter 17.54 REDWOOD ROAD (RR) ZONE

- 17.54.010: PURPOSE:
- 17.54.020: SUBDISTRICTS
- 17.54.030: USES REGULATIONS:
- 17.54.040: DEVELOPMENT AND DESIGN STANDARDS:
- 17.54.050: OTHER REQUIREMENTS:

REDWOOD ROAD ZONE PURPOSE

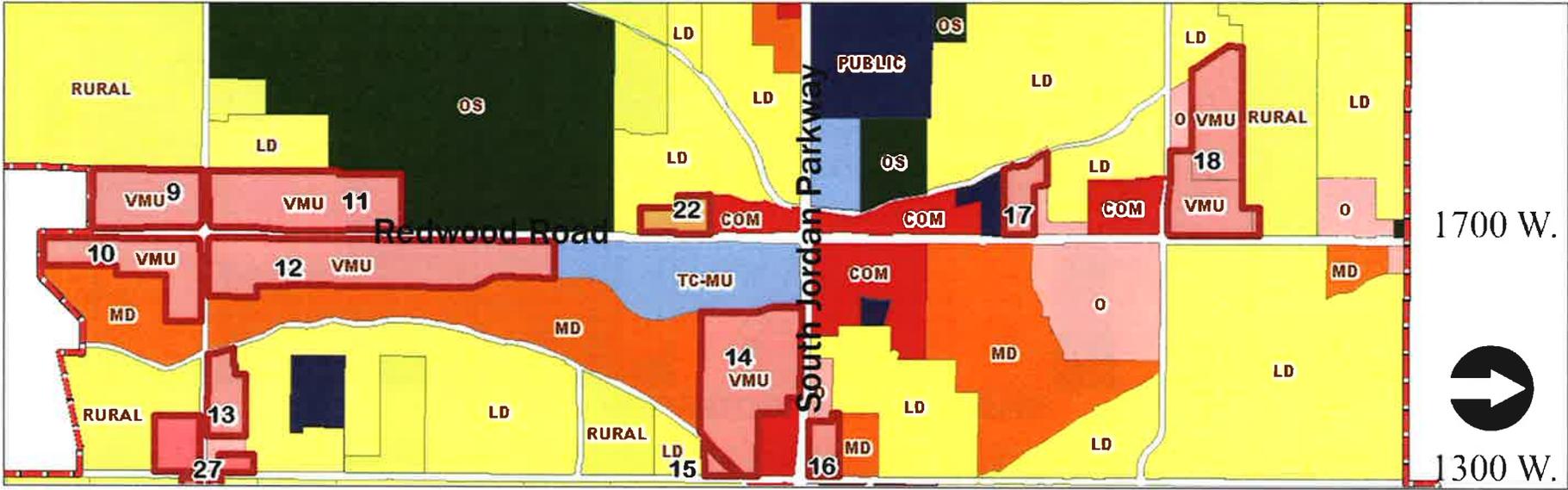
“...to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this chapter and are intended to create a distinctive identity representative of the city's quality of life. The MU zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution and visual blight.” (17.54.010)

REDWOOD ROAD MIXED USE ZONE SUBDISTRICTS



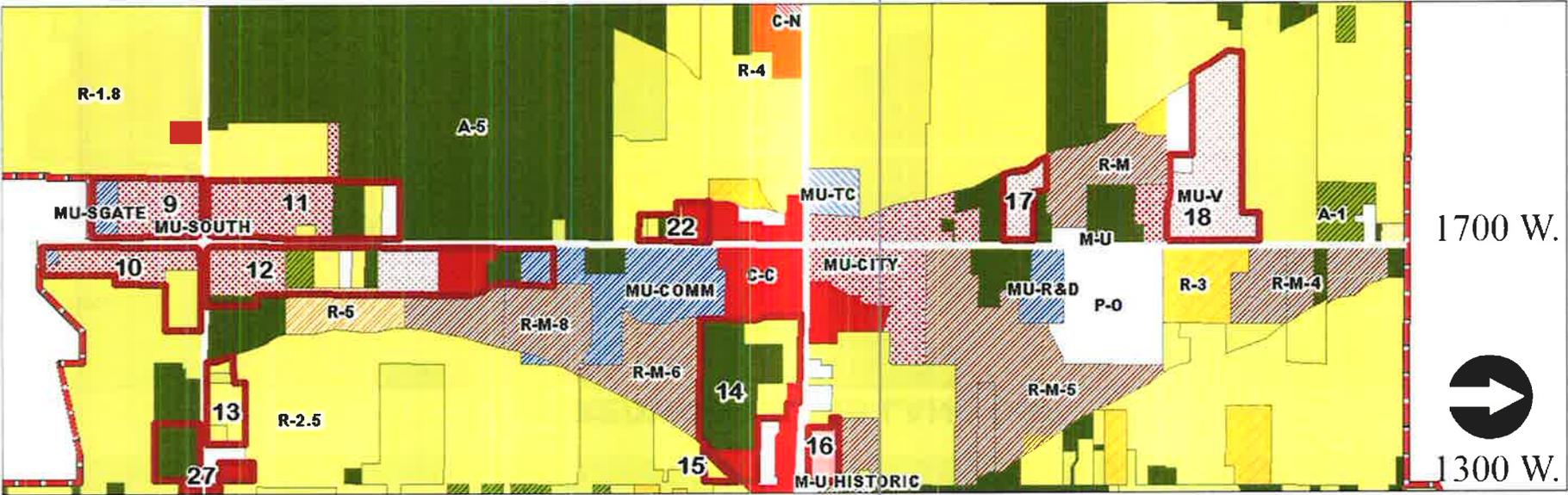
REDWOOD ROAD LAND USE

REDWOOD ROAD LAND USE

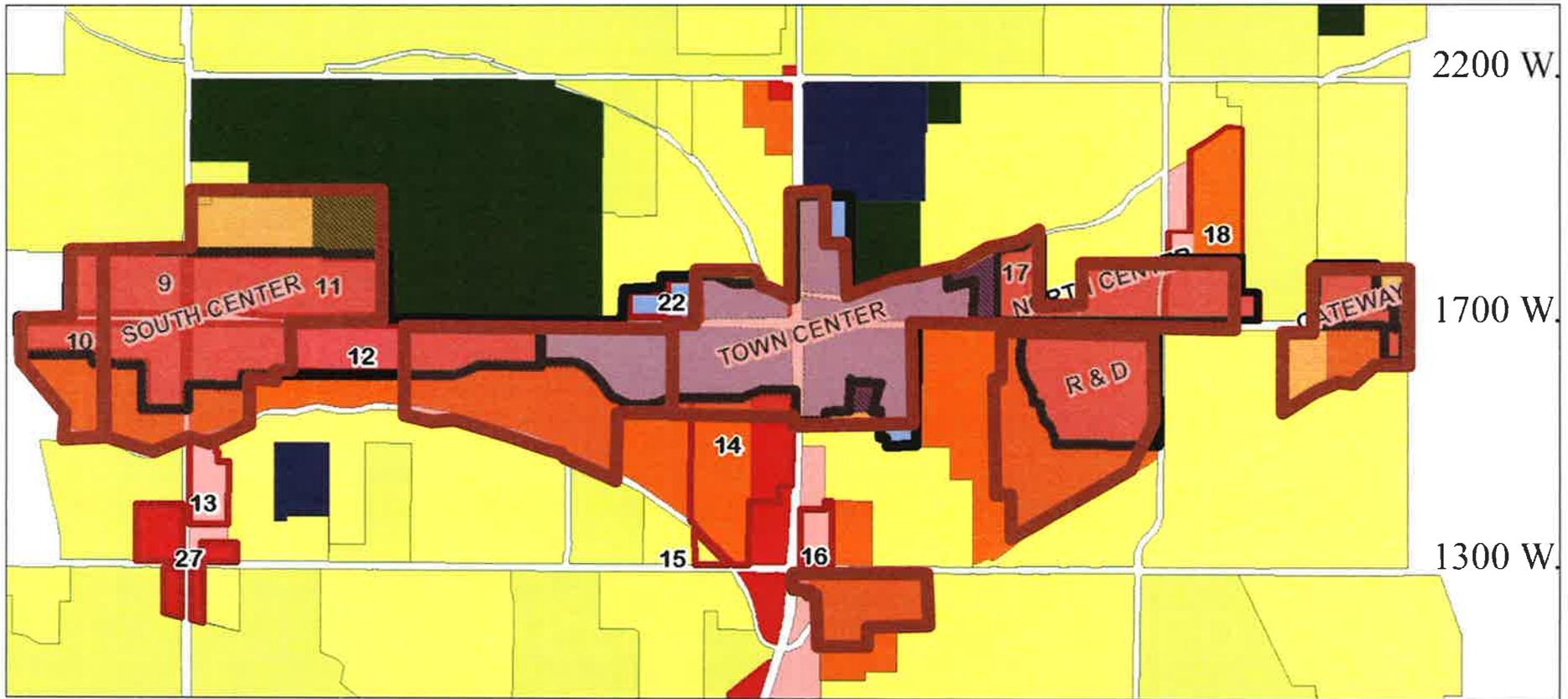


REDWOOD ROAD ZONING

REDWOOD ROAD ZONING



REDWOOD ROAD PROPOSED LAND USE & SUBDISTRICTS



REDWOOD ROAD ZONE SUBDISTRICTS: PROPOSED

- **A. GATEWAY (GATE) SUBDISTRICT:** The Gateway Subdistrict (RR-GATE) is established to encourage low intensity and high quality commercial uses, primarily office, integrated with residential development in order to represent the character and lifestyle of the city. This subdistrict will serve to identify and distinguish the city at the north boundary on Redwood Road.
- **B. RESEARCH AND DEVELOPMENT (R&D) SUBDISTRICT:** The Research and Development Subdistrict (RR-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the city for business and research facilities which promotes the use, open space and architectural standards of the community.
- **C. NORTH CENTER (NORTH) SUBDISTRICT:** The North Center Subdistrict (RR-NORTH) is established to provide a retail hub at the 9800 S. intersection. This center will help to meet the routine retail and service needs of local residents and motorists, as well as employment opportunities. Development should be geared toward commerce and demonstrate the high architectural standards of the city. "~~Postmodern~~" ?? architectural style is encouraged in building design.
- **D. SOUTH CENTER (SOUTH) ZONE:** The South Center Subdistrict (RR-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the city. An ~~equestrian~~ ?? theme is desired both in uses and architecture.

REDWOOD ROAD ZONE USES: CURRENT AND PROPOSED

Current Uses

USES BY TYPE	North Gate	R & D	City Center	Historic	Comm. Center	South Center	South Gate
COMMERCIAL							
Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-City zone (no outside storage of parts, supplies, equipment or damaged vehicles)			C				
Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-South zone (no outside storage of parts, supplies, equipment or damaged vehicles)						C	
Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment)			C			C	
Banks, credit unions, financial institutions						C	
Bed and breakfast inn			C				
Bed and breakfast lodging				P		C	
Business services			C			C	
Care centers, maximum two (2) stories			C				
Educational and training activities			C			C	
Entertainment, amusement			C			C	
Equipment and appliance light repairs and service enclosed within a building			C			C	
Fast food with no eating accommodations			C			C	
Gas station, convenience stores			C			C	
Group daycare	C	C			C		C
Group daycare center			C			C	
Health, beauty and fitness services			P		C	P	
Laundry			C			C	
Lumber, building materials and landscaping retail sales yards			C			C	
Medical or dental office	C						
Minor business services				C			
Minor retail uses				P			
Office or commercial PUD or condominium						C	C
Office or commercial PUD or condominium, minimum five (5) acres	C		C	C	C		
Office PUD or condominium, minimum five (5) acres		C					
Office service	C	P	C	C	P	C	P
Offices with customers on the premises		C	P			P	
Pharmacy			C			C	
Restaurants			C	P	P	P	
Retail business					P		
Retail uses			P			P	

Proposed Uses

USES BY TYPE	North Gate	R & D	North Center	South Center
COMMERCIAL				
Retail				
Sexually Oriented/Adult				
Animal Sales & Supplies			P	P
Automobile/Recreational Vehicle			P	P
Gas Station/Convenience Store				C
Pawn Shop			P	P
Secondhand goods			P	P
Range-gun, archery, etc.				
General/Others			P	P
Heavy Vehicle/Equipment				
Kiosk-Independent			P	P
Pharmacy/Medical Products			C	C
Shopping centers & department stores			P	P
Agricultural Products & Supplies			P	P
Office	C			
Medical/Dental Office or Clinic	C			
Professional	C	C	P	P
General Business	C	C	P	P
Call Center	C	C	P	P
Lodging				
Bed & Breakfast			C	C
Hotel/Motel/Inn				
Services				
Animal Services				
Vehicle Service & Repair			C	C
Light Repair			C	C
Personal			P	P
Business/Office Support			C	C
Bank/Financial			C	C
Payday/Title Loans/Check Cashing/Deferred Deposit			C	C
Laundry/Dry-Cleaning			C	C
Mortuary/Cremation/Funeral Home				
Instruction/Training			C	C
Healthcare Facility/Gym			P	P
Daycare	C	C	C	C
Recreation & Entertainment				
Sexually Oriented/Adult Entertainment				
Stadium or Arena				
Recreation			C	C
Theater/Concert Hall/Auditorium			C	C
Eating & Drinking				
Restaurant			C	P
Fast Food			C	C
Liquor Store/Establishment				
Parking				
Garage				
Surface				

REDWOOD ROAD ZONE USES: IMPACTS BY USE

USES BY TYPE		Noise	Vibration	Light	Glare	Odor	Crime	Access	Traffic	Schools	Haz. Mat.	Fire	Environ.	Character	
COMMERCIAL															
Retail	Sexually Oriented/Adult					X								X	
	Animal Sales & Supplies	X			X		X			X			X	X	
	Automobile/Recreational Vehicle			X			X							X	
	Gas Station/Convenience Store			X	X	X	X	X		X	X	X	X	X	
	Pawn Shop					X								X	
	Secondhand goods														
	General/Others														
	Heavy Vehicle/Equipment	X	X					X							X
	Kiosk-Independent														X
	Pharmacy/Medical Products														
	Shopping centers & department stores						X	X	X						X
	Agricultural Products & Supplies							X			X		X	X	X
	Office	Medical/Dental Office or Clinic													
Professional															
General Business															
Lodging	Call Center						X	X							
	Bed & Breakfast													X	
Services	Hotel/Motel/Inn													X	
	Animal Services	X				X	X						X	X	
	Vehicle Service & Repair	X	X			X	X			X			X	X	
	Light Repair	X	X				X			X			X	X	
	Personal														
	Business/Office Support														
	Bank/Financial						X								
	Payday/Title Loans/Check						X							X	
	Cashing/Deferred Deposit														
	Laundry/Dry-Cleaning					X				X	X	X	X	X	
	Mortuary/Cremation/Funeral Home							X	X		X	X	X	X	
	Instruction/Training														
	Healthcare Facility/Gym														
Daycare							X	X							
Recreation & Entertainment	Sexually Oriented/Adult					X								X	
	Entertainment														
	Stadium or Arena	X	X				X	X	X					X	
	Recreation	X	X				X	X						X	
	Theater/Concert Hall/Auditorium	X					X	X						X	
Range-gun, archery	X	X							X			X	X		
Eating & Drinking	Restaurant					X									
	Fast Food					X	X							X	
	Liquor Store/Establishment					X								X	
Parking	Garage			X			X	X					X	X	
	Surface			X			X	X					X	X	

REDWOOD ROAD ZONE USES: IMPACT MITIGATION

	Separation from other uses	Separation from similar uses	Trees/Landscaping	Building Code	Properly Enclosed	Screening	Operational Practices	Scale Control	Building Design	Site Design
Noise/Sound Energy	X		X		X	X	X	X	X	
Vibration	X						X	X	X	
Light	X		X			X	X	X		X
Glare	X	X	X			X			X	X
Odor	X			X	X		X	X	X	X
Crime		X					X	X		X
Access	X	X					X	X		X
Traffic	X	X					X	X		
Schools		X						X		
Haz. Mat.	X	X		X	X		X	X	X	X
Fire	X	X		X	X	X	X	X	X	X
Environ.	X	X	X		X	X	X	X	X	X
Character	X		X			X		X	X	X

REDWOOD ROAD ZONE USES: REGULATION TOOLS

■ General Regulations

- ✦ i.e. - “There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment, or vehicles in MU Zones.” 17.54.030(D)

■ Specific Regulations – use & subdistrict

- ✦ i.e. - Residential uses shall be limited to no more than 50% of the land area and 25% of the frontage in the South Center Subdistrict.

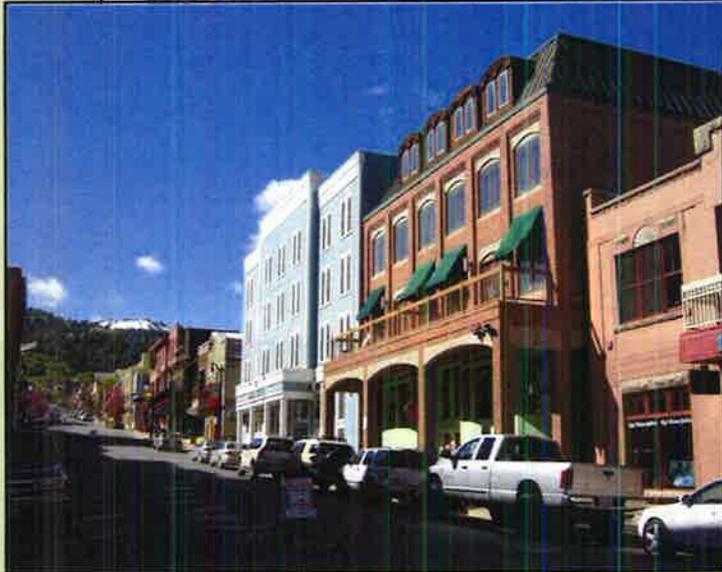
■ Impact Control Measures

- ✦ i.e. – A sound study and mechanical plan shall be provided with submittal for all “Ranges-gun, archery, etc.”, which demonstrates compliance with applicable federal, State, and County regulations.
- ✦ i.e. - Commercial buildings exceeding a floor area of 45,000 square feet and residential projects exceeding 50 dwelling units shall provide the following documents to be considered for approval:
 - traffic analysis
 - circulation and access plan

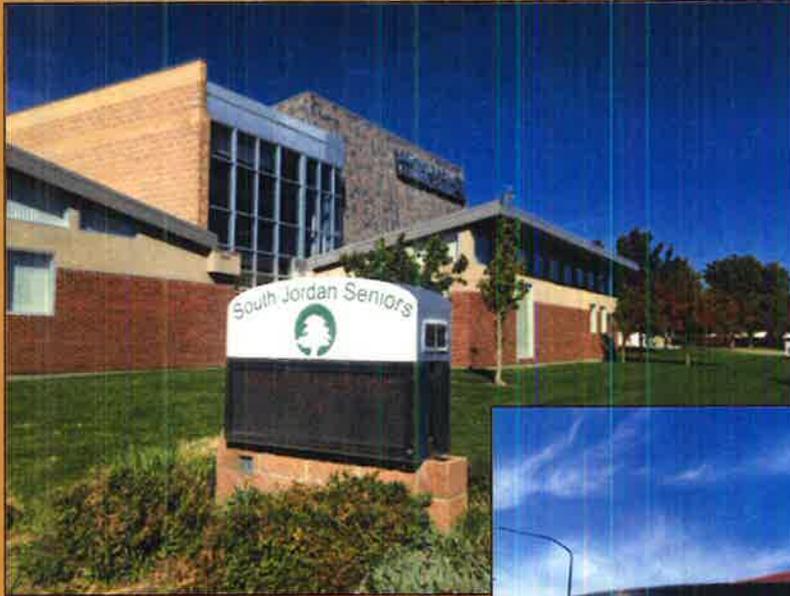
REDWOOD ROAD ZONE DEVELOPMENT & DESIGN STANDARDS

- Areas addressed:
 - Zone and project area
 - Site plan/plat approval
 - Setbacks
 - **Building Orientation**
 - **Connectivity**
 - Open Space & **Buffers**
 - Landscaping
 - Architectural Standards
 - Parking and Access
 - Fencing, Screening and Clear Vision
 - Lighting

VISIONING: REDWOOD ROAD







REDWOOD ROAD ZONE OTHER REQUIREMENTS

- HOA's & Condominiums
- Maintenance of common space
- Easements
- Phasing Plan

RESIDENTIAL MULTI-FAMILY ZONE

- **Redwood Road Zone revisions to be used as a template**
 - **Use Regulations**
 - **Impact Control Measures**
 - **Development & Design Standards**

PERFORMANCE DEVELOPMENT FLOATING ZONE

- Where a use is not allowed as permitted, conditional, or due to scale, an applicant may request the Performance Development Floating Zone
 - Preliminary Review – work session (?) presentation
 - Rezone – legislative decision
 - Developer agreement required
 - Use regulations, impact control measures, and development/design standards apply, except as expressed in the development agreement

NOTICING

- **Methods**
 - Signage
 - Social Media
 - App
- **Content**
 - Project description
 - Clarify sources for additional information
 - Packet links from agenda
- **Extent**
 - No less than #
 - Reconsider who is impacted

PENDING

- **Accessory Structure Regulations**
- **Land Use Amendments**
- **Open Space Zoning**
- **Redwood Road Zone**
- **Residential Multiple-Family Zone**
- **Performance Development Floating Zone**
- **Noticing Practices**
- **Sign Ordinance**

POTENTIAL TOPICS OF DISCUSSIONS

- **Proposed land use map amendments**
- **Proper balance of architectural regulation**
- **Direction of the Redwood Road Zone revisions**
- **Long-term vision of Redwood Road**
- **Addition of the “Corridor” land use designation**
- **Priority of pending ordinance revisions and amendments**