



Consolidated Land Use Board Agenda

April 10, 2024

5:30 PM

City – County Complex, Community Room

Join Zoom Meeting

<https://us02web.zoom.us/j/88671203417?pwd=Zjd2eWpNeDh0cGN3dkJrZXZldzhHdz09>

Meeting ID: 886 7120 3417

Passcode: 735215

Phone: 669-900-9128

1. Roll Call
2. Election of Board Vice-Chair
3. Approval of Minutes

A. APPROVAL OF MARCH 13, 2024 MINUTES

4. Public Comment

Individuals are reminded that public comments should be limited to item over which the City Commission has supervision, control jurisdiction, or advisory power (MCA 2-3-202)

5. Planning Items
6. Zoning Items

A. ZONING CODE UPDATE - STAFF JENNIFER SEVERSON WILL PROVIDE AN OVERVIEW OF THE UPCOMING ZONING CODE UPDATE INCLUDING THE COMPLETED COMMUNITY TECHNICAL ASSISTANCE PROGRAM (CTAP) REPORT AND THE SCOPE OF WORK FOR THE CONSULTANT RFP FOR THE CODE UPDATE. REP RESPONSES ARE DUE TO THE CITY BY APRIL 19, 2024

7. Board Comments
8. Adjournment

To ensure that it is passed on to the voting members, written public comment should be submitted before noon the day of any public meeting. This deadline is set to ensure comments reach City Commission, Boards, Committees, and City Staff timely allowing all parties to review comments prior to the start of any public meeting. Comments received after this deadline are not guaranteed to reach the intended persons before the start of the meeting.



Consolidated Land Use Board Meeting Minutes

The regular meeting of the Livingston Consolidated Land Use Board was held on March 13, 2024 at 5:30 PM in the Community Room of the City/County Building at 414 E. Callender Street.

1. Call to Order (5:33 PM)

2. Roll Call

In attendance: Bailey Goodwin, Caitlin Chiller, Jonathan Hettinger, John Kalmon, Torrey Lyons. Planning Staff: Jennifer Severson.

3. Approval of Minutes

No approval of previous meeting minutes necessary as tonight's meeting is the first public meeting of the Board.

4. Election of Board Officers – Chair and Vice-Chair

The Consolidated Land Use Board (CLUB) Chair-Elect will facilitate the remainder of the meeting.

Severson explained the roll of the Board Chair and Vice Chair. Hettinger motioned to nominate Jesse Wilcox as Chair-Elect. The nomination was seconded by Goodwin. **Vote passes 4-0. (4:26 minutes)** Severson cautioned the vote to approve Wilcox as Chair would be contingent on Wilcox accepting the nomination.

Election of board Vice Chair was deferred until the April 10, 2024 meeting.

4. General Public Comments (7:55 minutes)

Patricia Grabow explained that Livingston is the first entrance to Yellowstone National Park. She asked that Livingston Historic Hotels remain Mixed Use and for them to not be turned into Public Housing.

5. New Business

- A. **Affordable Housing Presentation (13:00 minutes)**- Katherine Daly, Park County Housing Coalition (PCHC) Program Manager, presented an overview of the PCHC 2024 Work Plan, including how the City and PCHC are collaborating on housing initiatives, and provided information about housing affordability in the City of Livingston.

Consolidated Land Use Board Meeting Minutes

Questions from the Consolidated Land Use Board (30:43 minutes):

Chiller asked how many housing units is Park County short of; Daly responded that the data available for Park County is not wholly reliable and confirmed that PCHC is reluctant to fixate on home numbers, instead she confirmed it's best to focus on how many of the currently available homes are single family residences vs. multi-family or other types.

Hettinger asked about the decline of available homes in the area. Daly said that in 2021 only 20% of households in Park County could afford a home at median list price. In 2024 that number dropped to 10%. The PUD Ordinance that went into effect in 2023 includes density bonuses for housing built and available to families earning 100% area median income (AMI), as well as 60% AMI.

Chiller questioned the disconnect between the housing developers and the need for these homes. Is it more expensive to build single family homes? Daly responded that communicating and educating developers on specific housing needs in Livingston plays a big role in getting more single affordable homes built.

Hettinger added that banks play a major role in development as well. Banks like to give loans for things that were financially successful in the past.

Presentation and questions finished. (52:33 minutes)

- B. CLUB 2024 Tentative Work Plan (53:12 minutes)** - Staff Jennifer Severson briefly discussed potential agenda items and work tasks for CLUB members in the coming months.

Severson stated that a request for proposals for the Zoning code update is in process. The request for proposals was issued March 7th. The submission deadline is April 19th.

The Consolidated Land Use Board will review the first draft of the Zoning Code update, before the final draft goes to the City Commission.

The Downtown Master Plan draft will also come through the Consolidated Land Use Board for review and recommendation to the City Commission.

The City hosted a Gateway Visioning Workshop on February 26, 2024. The workshop looked at the three primary entry areas into Livingston. Recommendations from the workshop will be submitted to the Consolidated Land Use Board for review. If zoning text amendments are recommended as a result of the workshop, those zoning updates will come through this Board for recommendation to the City Commission.

Consolidated Land Use Board Meeting Minutes

6. Old Business

No Old Business.

7. Board Comments

No Board comments.

8. Adjournment

Meeting adjourned at 6:49 PM.

REQUEST FOR PROPOSALS (RFP) 20047

ZONING CODE UPDATE SERVICES

**CITY OF LIVINGSTON
220 E. Park Street
Livingston, MT 59047
(406) 823-6000**

Key RFP Dates

Issue Date:	March 7, 2024
Question Submittal Date:	March 22, 2024
Proposal Submittal Date:	April 19, 2024

EXHIBIT A: SCOPE OF WORK

INTRODUCTION AND BACKGROUND

In 2021, Livingston adopted a Growth Policy to serve as a comprehensive guide for future land use patterns and development decisions in the City. The Growth Policy was adopted after extensive public outreach that garnered over 1,500 public comments over the course of 36 months. The overwhelming support received from the community during the Growth Policy planning process, and since its adoption, attests to the importance of its vision for future growth and development in the City. To provide the regulatory capacity to implement the Growth Policy, the City's zoning ordinance requires extensive updates to effectively support the goals, objectives, and strategies identified in the Growth Policy.

The primary impetus for updating the zoning ordinance is to ensure the City's regulatory code effectively supports the goals and objectives identified in the Growth Policy and fully complies with current state, county, and local laws. The anticipated result of these proposed code updates is a zoning ordinance that not only aligns with the future land use needs of our community, as reflected in the Growth Policy, but also provides the foundation for its successful implementation.

In the fall of 2023, the Montana Department of Commerce provided aid to the City of Livingston through its Community Technical Assistance Program (CTAP) to help the City begin the process of prioritizing elements of the needed zoning code update; conducting background research and review of existing regulatory code and long-range planning documents; and preparing a Project Management and Engagement Plan, all of which were outlined in a Growth Policy and Zoning Code Assessment and Recommendations Report (the 2023 CTAP Report). This report is included in this RFP as Appendix A, and the Selected Proposer will be expected to build on the findings and recommendations identified in the report.

Livingston, Montana has a current estimated population of 8,790 and is expected to grow to over 10,000 by 2030. This anticipated growth coupled with unmet community housing underscores the City's urgency to update its zoning ordinance to not only facilitate compliance with the Growth Policy, but also address the burgeoning demand for housing to accommodate the increasing population.

SCOPE OF WORK

Update the City of Livingston Zoning Ordinance (Chapter 30) and related code sections to resolve conflicts within the code and to ensure the code supports the City's 2021 Growth Policy. The work activity for this project will consist of the following tasks:

1. Review the 2023 CTAP Report for recommended "Next Steps" to update the City's Zoning Ordinance. Review existing code for internal conflicts in regulatory language, for conformance with the 2021 adopted Growth Policy, and for compliance with 2023 Montana Legislative updates related to zoning and land use. Please Note: it is expected that minimal time and expense will be necessary to complete this step as the CTAP Report should be used to guide additional review of the code by the Selected Proposer. Prepare a Final Code Assessment and Update Recommendations Report for City Staff review that includes additional findings and/or recommendations for code updates, and prioritizes all recommended code updates (including those in the CTAP report).

Key Deliverable: Final Code Assessment and Update Recommendations Report

2. Work with City Staff to prepare a Project Plan that outlines the recommended work to be done, community engagement needs and strategies, and a refined timeline if necessary. Community engagement may consist of small focus groups, broader public outreach, or a combined approach. The Selected Proposer will be responsible for employing the public engagement strategy most suitable to implement the Project Plan,

Key Deliverable: Project Plan

3. Prepare an Outline of Recommended Code Updates, based on current best practices and that addresses the top priorities and needs for code revisions. The Outline must include the purpose for each code revision and identify key anticipated impacts for each revision as it relates to future land use and development in the City. Explain how the code revisions will better serve the community to achieve its desired vision for future growth and development as identified in the Growth Policy. After review by City Staff, this outline will be presented to the Project Steering Committee.

Key Deliverables: Outline of Recommended Code Updates; Presentation to Project Steering Committee

4. Based on feedback from the Steering Committee, draft recommended code updates including related updated maps. Work with City Staff to revise as needed.

Key Deliverable: Draft Revised Code

5. Present Draft Revised Code to the Consolidated Land Use Board for recommendation to the City Commission. Incorporate revisions based on Consolidated Land Use Board comments and prepare final draft of the revised code. Present the final draft of the revised code to the City Commission for adoption.

Key Deliverables: Presentation of Revised Code to the Consolidated Land Use Board; Presentation of Final Revised Code to the City Commission; Adoption of Revised Code.

PROJECT APPROACH

The Selected Proposer is expected to have professional and technical expertise in development regulations and land use policy and law in the State of Montana. The City encourages proposals that demonstrate a thorough understanding of the components outlined and encourages additional innovations and forward-thinking ideas that may be beneficial to incorporate during the work plan finalization task.

Reference documents that may better inform Proposers during development of a response to this RFP are listed below with links to where they are found online:

The City of Livingston 2021 Growth Policy:

https://www.livingstonmontana.org/sites/default/files/fileattachments/building_amp_planning/page/2226/livingstongrowthpolicy_final_2021_06.pdf

The City of Livingston Zoning Ordinance:
https://library.municode.com/mt/livingston/codes/code_of_ordinances?nodeId=CH30ZO

The City of Livingston Annexation Policy:
https://www.livingstonmontana.org/sites/default/files/fileattachments/building_amp_planning/page/2245/annexationpolicy.pdf

The City is in the final months of a Downtown Master Plan process. It is anticipated this plan will be adopted by the end of June 2024. The adopted Downtown Master Plan will be provided to the Selected Proposer to evaluate for code-related updates that may be recommended, or necessary, for implementation of the Downtown Master Plan.

The Selected Proposer will meet with City Staff to finalize the work plan together to ensure effective collaboration and efficient review and feedback on project deliverables. All deliverables will be reviewed by City Staff and a Steering Committee. Review could also include presentation of key deliverables to outside stakeholders. The Selected Proposer will be expected to take the lead on external engagement efforts with support by City Staff as needed.

DELIVERABLES

Timeline: It is expected that this work will be completed in approximately eleven (11) months from date of contract.

Tentative Schedule:

- | | |
|-------------------------------------|------------------------|
| • RFP Issued: | March 7, 2024 |
| • Deadline for Written Questions: | March 19, 2024 |
| • Addendum Posted: | March 25, 2024 |
| • Submittal Deadline: | April 19, 2024 |
| • Interviews: | Week of April 22, 2024 |
| • Final selection: | Week of April 29, 2024 |
| • Contract Executed: | May 7, 2024 |
| • Kick-Off Meeting (May be Virtual) | Week of May 13, 2024 |
| • Final Updated Code Adopted | April 2025 |

RFP Q&A- Addendum issued March 27, 2024

1. Is the City expecting to move toward a form-based code or work with more traditional Euclidean zoning?

While the City is not considering a strict form-based code at this time, there are several goals, objectives and/or strategies in the Growth Policy that support a form-based code, including those related to establishing Gateway Overlay Districts, promoting traditional neighborhood designs in new development, and encouraging block and alley and gridded street networks. The City's newly adopted PUD Ordinance allows flexibility from traditional development standards as a means to encourages consideration of form and function to produce context specific site design. that The City is open to incorporating an appendix or other supplement to the code that links zoning to form-based requirements.

2. Livingston Growth Policy addresses updating codes to balance housing with traditional neighborhoods/ existing neighborhoods. What outreach and input have you received to inform the code update effort?

The planning process for the 2021 Growth Policy garnered more than 1,500 public comments over the course of 36 months. This was accomplished in the midst of social controls placed on public meetings during the COVID-19 pandemic. As stated above, there are goals, objectives and/or strategies in the adopted Growth Policy that promote traditional neighborhood designs that are compatible with existing neighborhoods and that also encourage new development to follow Livingston's historic block and alley development pattern.

3. The Growth Policy Implementation Plan outlines an Advisory Board – is that something this effort can utilize as a sounding board for review/ decision making?

Yes, a Steering Committee will be assigned to provide support and facilitate community feedback during the code update process. Additionally, the City's Consolidated Land Use Board will review and make recommendations on the Draft Code Updates before they are presented to the City Commission.

4. How important is it for Livingston to prioritize Historic Preservation efforts, and has the City had any input/conversations around balancing preservation efforts with building new housing?

The adopted Growth Policy includes several recommendations to support identification and preservation of historic resources in the City. Livingston is a designated Certified Local Government community and, as such, receives federal historic preservation pass-thru funds from the MT SHPO annually to support historic preservation efforts. Additionally, Historic Design Review by the City's Historic Preservation Commission is required for all exterior and signage modification of any structure within the Downtown Historic District. Efforts are underway to identify long-vacant hotel rooms on the upper floors of several of Livingston's oldest downtown buildings and funding through the City's Urban Renewal Agency (whose jurisdiction overlaps with the Downtown Historic District) has been designated for residential renovations within the district.

5. How does the city anticipate this code update to correlate with updated building codes, and does the city anticipate coordination with the city's building department to ensure consistency between land use and building codes?

The City adheres to the International Building Code and building setbacks and height restrictions are implemented in the zoning code.

6. What other city/regional departments and agencies will be key partners in this process?

Several organizations have publicly expressed support for this zoning code update, including the Park County Environmental Coalition and the Park County Housing Authority. The City anticipates that representatives from these organizations, as well as from key City Departments, will be beneficial to include in the code update process.



MEMORANDUM

Date: November 8, 2023

To: City of Livingston Planning Department

From: Cody Marxer and Jerry Grebenc, Great West Planning Staff

Subject: **Growth Policy and Zoning Code Assessment and Recommendations**

The following is an assessment of the City Growth Policy and Zoning Code and recommendations on how the City might amend both documents and other City planning documents to achieve the following:

- Ensure that the Growth Policy meets statutory requirements.
- Ensure that the Zoning Code is designed to effectively implement the goals and strategies in the Growth Policy.
- Minimize inconsistencies and vagueness in the Zoning Code.
- Improve and clarify the administrative processes in the Zoning Code.
- Identify other planning and mapping needs to support the Growth Policy and Zoning Code.

Our recommendations are divided into four sections including a summary of the “Next Steps” the City should consider in relation to the Growth Policy, Zoning Code, and other City planning documents. Some of the recommendations we provide are self-evident and already identified in the Growth Policy, but nonetheless have been included to try to ensure this memo is as comprehensive as possible.

Recommended Next Steps for the City

1. Update the administrative/procedural provisions in the City Zoning Code.
2. Develop environmental/conservation inventories and maps mentioned in the Growth Policy.
3. Develop a Transportation Plan to address the extension or upgrade of City streets and coordinate with the existing Trails Plan. This should be dovetailed with the capabilities of the City to extend water and sewer service for annexation, infill, or green fields development.
4. Review the Future Land Use Map based upon 2 above to ensure it accurately reflects the “reality on the ground” and the intent of the Growth Policy goals and objectives.
5. Use the information in 1-4 to complete a full update of the “regulatory” and land use portions of the City Zoning Code and Zoning Map.

Growth Policy

- Objective 2.1.1: Establish community gateways to indicate entrances into Livingston and celebrate its character.
 - Strategy 2.1.1.1: Identify key roadway and non-motorized entry points – or Gateways – into Livingston.
 - Develop a formal transportation plan that identifies these roadways and non-motorized entry points. This could also guide:
 - An update of the City Future Land Use Map,
 - Where potential annexations should occur,
 - Review of subdivisions and other developments.
 - Strategy 2.1.1.2: Review, update, and enforce the policies, procedures, and building design guidelines in Livingston's gateways.
 - Incorporate these policies, procedures and guidelines into the Zoning Code and City Building Code.
 - Strategy 2.1.1.3: Explore adopting design overlay zones in gateways.
 - Incorporate these into the Growth Policy Future Land Use Map, Zoning Code and Zoning Map.
- Objective 2.1.2: Develop and enforce policies and procedures to preserve Livingston's historic quality.
 - Strategy 2.1.2.3: Update codes to promote traditional neighborhood designs that are compatible with existing neighborhoods.
 - Specific standards and graphics should be included in the Zoning Code and City Subdivision Regulations to ensure such designs are fully understood by all concerned and are achieved.
 - Strategy 2.1.2.4: Update codes to encourage following Livingston's historic block and alley development pattern.
 - Specific standards and graphics should be included in the Zoning Code and City Subdivision Regulations to ensure such design are fully understood by all concerned and is achieved
 - Strategy 2.1.2.5: Update sign and landscaping codes for commercial areas.
 - Provide much clearer standards for not only commercial development but also for all types of development. Also provide a clear connection between uses in each zoning district and the requirements for signage and landscaping.
- Objective 2.2.3: Support traditional neighborhood design and active transportation.
 - Strategy 2.2.3.1: Promote gridded street networks.
 - Specific standards and graphics should be included in the Zoning Code and City Subdivision Regulations to ensure such design are fully understood by all concerned and is achieved
- Page 22: Growth Policy

- Mentions the Night Sky Protection Act.
 - Provide connection to the Zoning Code and Building Code.
- Objective 3.1.1: Encourage higher densities and a wider range of land uses that are compatible with adopted plans and where existing or planned short-range community facilities and infrastructure can support them.
 - Strategy 3.1.1.1: Encourage additional residential density within the downtown area of the City.
 - Provide plain language and incentives in the Zoning Code to achieve this.
 - Strategy 3.1.1.2: Evaluate and amend the zoning ordinance to allow for higher densities and wider land uses in areas that can support such development.
 - Provide plain language and incentives in the Zoning Code to achieve this.
 - Amend the Future Land Use Map and the Zoning Map to facilitate this.
 - Strategy 3.1.1.5: Evaluate and amend the zoning and subdivision ordinances to prohibit the development of large lot subdivisions inconsistent with Livingston's historic development pattern within the City or Extra-Territorial Jurisdiction (ETJ).
 - Density should be guided by the Zoning Code and Zoning Map while Subdivision Review should relate more to design and mitigation of impacts.
 - Strategy 3.1.1.6: Encourage residential developments to provide neighborhood commercial areas serving residents within walking distance.
 - Codify this clearly in the Zoning Code.
 - Strategy 3.1.1.8: Reduce urban sprawl through compact development consistent with the Future Land Use Map of this Growth Policy.
 - Specific standards and graphics should be included in the Zoning Code and City Subdivision Regulations to ensure such design are fully understood by all concerned and is achieved
- Objective 3.3.1: Identify areas that provide or connect habitat for significant plant or wildlife species or make a significant contribution to environmental quality, as well as areas, sites, structures, or objects with historical, architectural, or cultural significance.
 - Strategy 3.3.1.2: Create a map of environmentally significant areas, as well as areas, sites, structures, or objects with historical, architectural, or cultural significance.
 - Develop this map prior to any update to the Future Land Use Map, the Zoning Map or to the specific regulations individual zoning districts to better inform this process.
- Objective 3.4.3: Ensure integration of land use and transportation.
 - Strategy 3.4.3.1: Carefully evaluate transportation impacts of greenfield development as part of the development review process.
 - Develop a formal transportation plan that evaluates these impacts. This could also guide an update of the City Future Land Use Map, where

potential annexations should occur, subdivision review and other developments.

- Strategy 3.4.3.2: Encourage development near transit routes and active transportation infrastructure to promote development that produces minimal strain on the environment and existing transportation infrastructure.
 - Develop a formal transportation plan that can inform these discussions.
- Objective 4.2.1: Identify, conserve, and protect the quality and health of water resources and ecosystems to meet local standards for public use and recreation.
 - Strategy 4.2.1.2: Monitor and discourage development as well as public uses in environmentally sensitive areas identified through the inventory and mapping process of Land Use Strategy 3.3.1.1 and 3.3.1.2.
 - Develop this mapping prior to any update to the Future Land Use Map, the Zoning Map or to the specific regulations individual zoning districts to better inform this process.
 - Strategy 4.2.1.5: Identify water-dependent wildlife habitat and develop strategies to protect them.
 - Develop an inventory prior to any update to the Future Land Use Map, the Zoning Map or to the specific regulations individual zoning districts to better inform this process.
- Objective 4.3.2: Protect the riparian corridors to preserve unique wildlife, promote water quality, and provide for public trails and open space.
 - Strategy 4.3.2.1: Continue to limit development in the floodplain through the application of the Livingston Floodplain Regulations.
 - Create floodplain zoning overlay district using the City floodplain maps.
 - Strategy 4.3.2.2: Protect the Yellowstone River's natural flow and flood cycles to promote the health of the riparian area and associated wildlife.
 - Create floodplain zoning overlay district using the City floodplain maps.
 - Strategy 4.3.2.3: Explore regulatory options for protecting the riparian area and waterway corridors.
 - Create floodplain zoning overlay district using the City floodplain maps.
 - Develop riparian/waterway mapping to inform specific regulations for individual zoning districts.
- Objective 4.3.3: Preserve the night skies as well as the natural scenic vistas.
- Strategy 4.3.3.1: Support the efforts of the Livingston Conservation Board in updating the City's Night Sky Protection Act.
 - Coordinate and connect with Zoning Code and Building Code.
- Strategy 4.3.3.2: Establish design guidelines that limit the impact of development on scenic vistas and viewsheds.

- Inventory and map these vistas/viewsheds.
 - Coordinate and connect with the Zoning Code and Building Code.
 - Develop specific standards.
 - Create an overlay zone to identify where vistas and viewsheds should be conserved.
- Objective 8.1.1: Ensure trail and sidewalk connectivity within and around the City.
 - Strategy 8.1.1.1: Adopt an ordinance requiring sidewalks on new developments within City limits.
 - Make this a part of the Zoning Code and Building Code, not a separate ordinance.
 - Objective 8.1.4: Review & update the land use plan to reflect the ability of the transportation system to maintain an acceptable level of mobility.
 - Strategy 8.1.4.1: Update the Future Land Use Map based on future transportation improvements.
 - This should be tied to a formal transportation (streets) and the City's ability to extend water and sewer services.
 - Objective 8.2.3: Require road and multi-use trail and/or sidewalk connections to existing and future developments.
 - Strategy 8.2.3.1: Ensure zoning ordinance and subdivision regulations require multi-use trail and/or sidewalk connections to existing and future development.
 - Develop a formal transportation plan (streets) that can inform these discussions.
 - Strategy 8.2.3.2: Require that right-of-way be dedicated to the City during the subdivision review approval process.
 - Develop a formal transportation plan (streets) that can inform these discussions.
 - Land Use Recommendations- Zoning Ordinance Page 92-93
 - Article III-V
 - This list of needed work on the Zoning Ordinance does not necessarily match the guidance found in the Goals, Objectives and Strategies found in the Growth Policy.
 - Planned Unit Development Overlay – Page 96
 - Regulatory language should not be included in the Growth Policy.
 - This should be removed from the Growth Policy and included in the Zoning Code and/or Subdivision Regulations if desired.
 - 76-1-605(2)(a) MCA is clear that a Growth Policy is not a regulatory document

- 76-1-605.MCA Use of adopted growth policy. (1) Subject to subsection (2), after adoption of a growth policy, the governing body within the area covered by the growth policy pursuant to 76-1-601 must be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the:
 - (2) (a) A growth policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law.
- In order to implement the guidance in a Growth Policy a community must adopt and use:
 - Zoning Ordinances
 - Subdivision Regulations
 - Building Codes
 - Floodplain Regulations
 - Annexation Policies
 - Etc.

Zoning Code

- Update and clarify the administrative provisions in the City Zoning Code: permits, conditional use permits, variances, amendments of the Code and Zoning Map, violations, enforcement etc.
- Why is there a separate Neighborhood Commercial (NC) zone from the existing Mixed Use Zone? Typically such commercial development is addressed as Mixed Use (MU)
- Preservation Zoning District (PDZ) makes more sense as an overlay zone instead of a distinct zone?
- Need to include a process to amend the zoning code?
- Clarify the process for appeals. Typically appeals should go to a Board of Adjustment (BOA), not the Zoning Administrator (ZA). Is there a BOA or do all appeals go back to the ZA/City Commission?
- Is there a Preservation Zoning District Plan, as referenced on page 24 of the Zoning Code?
- Organize overall code by district, with Design Standards and Allowed Uses detailed for each section.
- Design Standards (page 25)- how do you regulate to a word such as “promote...” Eliminate vague terms and include definitions and detailed/specs for these standards instead of “match current slopes, etc....”
- Signage (page 28) it would be beneficial to reference this to other existing ordinances. Or provide more details of what is allowed and not allowed in each zone? Further define signage requirements via guidance in the Growth Policy.

- What is the process for enforcement/compliance of the zoning code?
- Define where “remote workers” fits within allowed uses, if at all.
- Sec 30.57 (page 49)- what does this mean “must fit density”? Much too vague, you should provide detailed specifications.
- Missing any references to floodplain development and regulations. Add a reference to the existing floodplain ordinance reference and include a floodplain overlay in the Code.
- Cross reference the Zoning Code to building codes or building permits? Reference other processes, regs, permits?
- Allowed Uses in the Zoning Code- dovetail with the future land use map within the Growth Policy?
- Check for compliance with 2023 legislative updates
 - Mobile home zoning/restrictions
 - Child care centers (allowed uses)
 - Allowed use tables
 - Parking requirements
 - ADU's (page 19, 22; Sec 30.43)
 - Tiny home allowed uses