



## Legislation Text

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**File #:** ORD 17-025, **Version:** 1

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Consideration of and action on the results of the joint public hearing and the proposed amendments to Ordinance No. 819, the Zoning Ordinance. (3rd reading).

On March 6, 2017, the Planning and Zoning Commission held a workshop to discuss the variance fee. As a result, of the workshop, the Planning and Zoning Commission would like to recommend increasing the variance fees to \$250-\$300 with Council approval. Three Commissioners are in favor of the increase and two Commissioners are opposed. Attached is a copy of the draft Workshop minutes. The Commissioners will take action at the March 20, 2017 Planning and Zoning meeting. City Council will be advised of their vote.

### Summary:

The process to update the City's Comprehensive Plan and Subdivision and Zoning Ordinances began in 2014. Knudson LP was hired as the consultant to assist the City in developing the update of the three documents. A public involvement plan was developed and a Steering Committee was appointed. A number of meetings and workshops were held to include the Steering Committee, Planning and Zoning Commission, City Council and City Staff. The Comprehensive Plan Update and the Subdivision Ordinance were adopted on December 20, 2016 with the third reading. A Joint Workshop of the City Council, Planning and Zoning Commission, and Steering Committee was held on November 28, 2016 to review the amendments to the Zoning Ordinance. Also, on January 9, 2017, the Planning and Zoning Commission held a preliminary public hearing on the amendments to the Zoning Ordinance. On February 21, 2017, the City Council and Planning and Zoning Commission will conduct joint public hearing and approve the first reading of the ordinance to adopt the Zoning Ordinance amendments. Additional readings of these ordinances will be scheduled at the March 7th and March 21, 2017 Council Meetings. The full schedule is below:

- Joint workshop with Council, P&Z and Steering Committee on Comprehensive Plan and Subdivision Ordinance **(October 25) - 6:00 pm @ Deer Park Community Center, Room 6.**
- Council calls Public Hearing on Comprehensive Plan **(November 1, 2016)**
- Council calls Public Hearing on Subdivision Ordinance **(November 1, 2016)**
- Council holds Public Hearing on Comprehensive Plan **(November 22, 2016)** (Special Meeting)
- Council holds Public Hearing on Subdivision Ordinance **(November 22, 2016)** (Special Meeting)
- Council votes on first reading of Comprehensive Plan **(November 22, 2016)** (Special Meeting)
- Council votes on first reading of Subdivision Ordinance **(November 22, 2016)** (Special Meeting)
- Joint workshop with Council, P&Z and Steering Committee on Zoning Ordinance **(November 28, 2016) - 6:00 pm @ Deer Park Public Library, Meeting Room**
- P&Z calls preliminary hearing on Zoning Ordinance **(December 5, 2016)**
- Council votes on second reading of Comprehensive Plan **(December 6, 2016)**
- Council votes on second reading of Subdivision Ordinance **(December 6, 2016)**
- Council votes on third reading of Comprehensive Plan **(December 20, 2016)**
- Council votes on third reading of Subdivision Ordinance **(December 20, 2016)**

- P&Z conducts preliminary hearing on Zoning Ordinance (**January 9, 2017**)
- Council calls Joint Public Hearing with P&Z on Zoning Ordinance (**January 17, 2017**)
- Council holds Joint Public Hearing with P&Z on Zoning Ordinance (**February 21, 2017**)
- Council votes on first reading of Zoning Ordinance (**February 21, 2017**)
- Council votes on second reading of Zoning Ordinance (**March 7, 2017**)
- **Council votes on third reading of Zoning Ordinance (March 21, 2017)**

Fiscal/Budgetary Impact:

Approve the ordinance amending the Zoning Ordinance (3<sup>rd</sup> of 3 readings).