



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** July 17, 2006

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending the Zoning Code of Ordinances and Replacing Certain Portions With New Article III of the Zoning Code Concerning Site Plans – As Amended **Second Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their June 26, 2006 and July 10, 2006 meetings and gave their approval for the zoning code amendment.

**Site Plan Update:**

Please find attached a revised version of the Site Plan chapter. A majority of the changes since First Reading are grammatical. The two content related changes may be found in Section 3.050(E) *Recording of Final Site Plans* and Section 3.070(A)(3) pertaining to the prohibition of chain link fences for the purposes of required screening or buffering on a site. Upon recommendation from the Community Development Committee, staff included an option for chain link, utilizing a vinyl coating and vision slats, to be potentially allowed for the gates of trash or utility enclosures. Second Reading for the text amendments will be held at the July 17, 2006 City Council meeting.

After discussion with the Mayor and the City's land use attorney, Dan Vogel, appeals for permitted uses identified in Section 3.060 *General Site Plan Review Procedures* should follow the requirements of Article 15 *Variances and Appeals*. In that section appeals of administrative decisions already go to the Zoning Hearing Officer for a decision. Upon such decision per provisions of Article 15, the City Council has a 21 day Right of Review of the Zoning Hearing Officer's decision, so the Council will still have the right to review any appeals.

**Legal Considerations, if any:** None

**Budget Impact:** None.

**Staff recommendation:** Staff recommends approving the site plans zoning code amendment.