



MEMO

To Mayor and City Council
From Lindy Crawford, City Administrator
Date November 22, 2016
Re Zoning Ordinance Amendments Sections 1002 and 1011

Staff completed the requested revision to the basement definition in Section 1002 from the last Council meeting. Staff also made revisions to the proposed solar ordinance language. They are attached for your review and comment.

Staff also revised the definition and ordinance language for visually impairing element for your review. Below are some scenarios or questions for the City Council to consider when discussing visually- impairing elements:

- How can the City ensure that new landscaping is reviewed when the City does not issue permits for landscaping installations? Currently the City Administrator uses locate requests as a proxy, but this is time consuming.
- How should the City handle growing vegetation? There may be situations where trees or bushes are planted that aren't an issue at first, but become an issue as they grow over time. This would put a significant burden on property owners and the City may see pushback.
- Enforcement: will this be complaint based? And if so, how will the Zoning Administrator/City Administrator be able to determine when the visually-impairing element was planted (which will be necessary to make a determination on whether it is legally non-conforming or a violation)?
- What criteria should the Zoning Administrator/City Administrator use to determine if vegetation in question is just a single tree versus multiple trees that were planted separately but are close enough together to "impair visual site lines"?

Attachments

Revised, Redlined Section 1002
Draft Solar Energy Systems Language
Draft Visually-Impairing Element Language

Council Action Requested

Review and discuss.