

## FINAL DRAFT LAND DEVELOPMENT CODE

### STAFF DISCUSSION OF DRAFT IMPLEMENTING ORDINANCE

#### Planning Commission Public Hearing November 6, 2013

Staff has attached a draft implementing ordinance for adoption of the Land Development Code (LDC) should City Council choose to conduct first reading of the ordinance.

The ordinance removes several sections from current Code that have been replaced by new Title 15 and several other sections of current Code are being amended to reflect the changes made by new Title 15.

Because the draft Final LDC document has not yet undergone public hearings and has not been deemed to be a final document by Council, the "WHEREAS" preamble sections will still need to be amended to reflect Council final direction based on the record. That will occur after first reading of the ordinance when Council makes final edits.

**Section 27. Authority and Direction to Codifier.** Because the document is not yet a final document, this Section 27 allows the code revisor to make necessary changes to the format of the document for code presentation purposes. One likely change will be to rename the "Articles" within Title 15 to become "Divisions". Staff has opted to not make that administrative change during the review process to avoid confusion.

**Section 28. Authority and Direction to Public Works Director.** The LDC makes numerous references to the *Public Works Development Standards* which contain standards for roads, sidewalks, curbs, gutters, planting strips, parking standards, etc. Because the draft LDC has not yet been finalized, the *Public Works Development Standards* will still need to be revised once the LDC has been adopted. This Section 28 authorizes the Public Works Director to make the necessary revisions to those Standards to implement the LDC.

The draft ordinance also does not yet provide a specific effective date and Planning Commission may want to weigh in on that as part of its recommendation to Council. One thought is to make it effective immediately after adoption to avoid a potential permit rush to vest projects under the current code. Another thought is to make it effective as of January 1, 2014 which is a natural beginning point for permit storage.