
MEMORIALIZATION

TO: Commissioner Marc Boldt, Chair
Commissioner Steve Stuart
Commissioner Tom Mielke

COPY: Bill Barron, County Administrator
Oliver Orjiako, Community Planning Director

FROM: Gary Albrecht, Community Planning

SUBJECT: February 25, 2009 BOCC Work Session on the Commercial Code Update

DATE: March 2, 2009

Oliver Orjiako introduced the topic and highlighted the commercial code technical committee's proposal. Mr. Orjiako also indicated staff is seeking direction from the board on how staff should proceed with the proposal.

The commissioners were not in favor of the recommended proposal to remove limited commercial zone and contact affected property owners at this time. The board suggested to further constrain the commercial code. Commissioner Stuart mentioned having an umbrella commercial zone, and Commissioner Boldt talked about having one or two commercial districts (neighborhood and general). The board also discussed revisiting the technical committee's recommended conditional use permits in the community commercial zone (C-3), and possibly making them permitted outright, if appropriate. In addition, they want a closer look taken at the current standards to identify what is missing, such as design standards. It is staff's understanding that the technical committee will create commercial design standards using the Mixed Use Design Standards and the Commercial Design Guidelines as a base.

The commercial code update will continue in coordination with Community Development in this process.