



REQUEST FOR PLANNING COMMISSION ACTION

Date: 10/5/2022
Item No.: 8A

Department Approval

Agenda Section

Janice Gundlach

Other Business

Item Description: Discuss phase two Zoning Code amendments

1 BACKGROUND

2 The legislative history surrounding the second phase of amendments to the Zoning Code is as follows:

- 3 • November 8, 2021: City Council adopted an ordinance approving phase one amendments to
- 4 the Zoning Code to ensure compliance with the City’s 2040 Comprehensive Plan. The
- 5 Planning Commission held numerous meetings in 2021 reviewing these amendments and
- 6 forwarding a recommendation to the City Council.
- 7 • September 1, 2021: Planning Commission held a preliminary discussion to prioritize the
- 8 second phase of updates to the Zoning Code. At that time, consensus was built around two
- 9 topics: 1) shoreland and 2) sustainability.
- 10 • January 31, 2022: Planning Commission held a joint meeting with the City Council to
- 11 determine if Commission and Council interests were aligned regarding the second phase of
- 12 updates to the Zoning Code. That discussion revealed consensus to focus on updating the
- 13 City’s Shoreland Ordinance to comply with the DNR’s current model ordinance and to pursue
- 14 other Zoning Code amendments surrounding sustainability.
- 15 • February 28, 2022: City Council authorized additional budget to ensure phase two topics could
- 16 be fully examined.
- 17 • June 1, 2022: The Planning Commission held a discussion on the phase two updates, including
- 18 reviewing the DNR’s model ordinance and potential modifications to the model ordinance to
- 19 accommodate the implementation of such rules in Roseville. A preliminary discussion was
- 20 also held regarding other sustainability topics, including requirements and incentives.
- 21 • July 6, 2022: The Planning Commission held a discussion on the phase two updates, including
- 22 recommendations for certain requirements surrounding EV ready/charging, minimum tree
- 23 requirements for multi-family development, and native landscaping. A discussion was also
- 24 had about solar and whether screening requirements should be imposed, but a determination
- 25 was made to leave the City’s existing solar rules in place and not implement a screening
- 26 requirement. A broader, more conceptual discussion occurred regarding incentives to promote
- 27 more sustainable building practices.
- 28 • September 7, 2022: The Planning Commission reviewed the latest draft of the Shoreland
- 29 Ordinance, final drafts of the language related to sustainability requirements (EV
- 30 ready/charging and landscaping), and began discussion on sustainability incentives.

31 The purpose of this discussion is to begin to finalize the sustainability incentives, which will
32 encompass code language and a worksheet that resides outside the code.

33 HKGi has provided a memo to guide the next round of discussions (see Attachment A).

34 City staff is working to finalize a date for an Open House meeting related to the Shoreland Ordinance.
35 An Open House is not required for the sustainability components (although staff will still promote
36 these changes on the website). Given mailed notice must be provided to every property within the
37 Shoreland overlay, and the mailed notice should articulate specific impacts, staff is aiming for this
38 event in mid-November. Staff was originally anticipating a Planning Commission public hearing in
39 November, but this will have to be delayed to the December meeting. Given the DNR still has not
40 approved the final draft of the Shoreland Ordinance, and the Commission has not provided final
41 direction on the sustainability incentives, this extra month will be needed to adequately prepare for the
42 public hearing.

43 **STAFF RECOMMENDATION**

44 Provide feedback regarding the sustainable building features through incentives.

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46 Prepared by: Janice Gundlach, Community Development Director

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48 Attachments: A: HKGi materials

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