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# CITY OF MOTLEY

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## BOARD OF ADJUSTMENT/ PLANNING COMMISSION

MEETING PACKET FOR  
**January 26, 2016**





CITY OF MOTLEY  
PLANNING AND ZONING COMMISSION  
AGENDA  
January 26, 2016  
6:30 pm – Motley City Hall

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1. Call to Order
2. Roll Call
3. Public Hearings  
*(NOTE: members of the public wishing to comment on a particular public hearing will be given an opportunity during the appropriate public hearing)*
  - a. None
4. Additions or Deletions to Agenda
5. Open Forum  
*(NOTE: the open forum is an opportunity for members of the public to comment on any item not related to a specific agenda item, but relating to land use regulations or planning within the City)*
6. Approval of Minutes
  - a. October 27, 2015
7. Planning and Zoning Administrator's Report
8. Other Business
  - a. Discussion – Sign Ordinance
  - b. Discussion – Use of land within Industrial Park
  - c. Discussion – Regulation of land uses within zoning districts
9. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

**Members of the public:**

*Please see the next page for the City of Motley's policy regarding "Standards of Conduct at Public Meetings".*

**CITY OF MOTLEY  
STANDARDS OF CONDUCT AT PUBLIC MEETINGS**

The City Council encourages good-faith testimony from its citizens and desires to provide an environment based on respect and civility. In order to do so, the City Council of the City of Motley has established the following Standards of Conduct at Public Meetings, based on the norms of acceptable and courteous business behavior:

1. Members of the audience wishing to address the Council shall first secure the permission of the Chairperson.
2. Members of the audience will refrain from disruptive actions such as hand clapping, stamping of feet, whistling, cheering, yelling or similar demonstrations, which conduct disturbs the peace and good order of the meeting and which conduct might have an intimidating effect upon members of opposing viewpoints.
3. Persons addressing the City shall also refrain from slurs against race, creed, color, religion, national origin, gender, sexual or affectional orientation, marital status, familial status, age, disability, or status with regard to public assistance.
4. Profanity, slander, false statements, violence, or the threat of violence in any form shall not be tolerated.
5. City Officials shall also comply with these **STANDARDS OF CONDUCT**, the City of Motley's **CODE OF ETHICS FOR PUBLIC OFFICIALS** and the **CITY OF MOTLEY CONFLICTS OF INTEREST POLICY**.

Violations of these **STANDARDS** shall be determined by the opinion of the Chairperson of the meeting or, absent such opinion, by the opinion of the majority of the members of the deliberating body.

1. Any person violating these standards shall be called to order by the Chairperson of the meeting. If such conduct continues, said person may, at the discretion of the Chairperson, lose the floor. With the exception of Elected Public Officials (e.g. City Council) at City Council meetings, said person may be denied further audience before the City for that meeting.
2. If said person refuses to come to order and obey the directives of the Chairperson of the meeting, the Chairperson may request that said person leave the building. An exception to this is made for Elected Public Officials at City Council meetings as protected by law.

## STAFF REPORT

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**Issue:** Regulation of land uses within zoning districts

**Agenda Item:** 8(c)

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### **Background Information:**

- **Issue:** The Commission/Council has directed staff to begin drafting out an amended land use matrix. Based on the discussion in February 2015, after reviewing several options for how to structure this section, Staff has prepared a land use matrix that attempts to list out a wider variety of land uses than existed before. Further, some of the land uses previously listed were eliminated when they could be combined under a somewhat broader heading or were duplicative or confusing in some manner.

As per the direction of the Commission, the attached is a draft amendment to the Land Use Matrix for just one section – the section relating to residential uses.

We will plan to continue working through this section at the November meeting, and then begin moving through the other sections in the coming months.

| <u>RESIDENTIAL USES</u>  | <u>NR</u> | <u>R1</u>              | <u>R2</u>  | <u>R3</u>  | <u>DM</u><br><u>U</u> | <u>PU</u> | <u>C2</u>  | <u>I</u>   |
|--|-----------|------------------------|------------|------------|-----------------------|-----------|------------|------------|
| <u>Accessory Dwelling Unit</u>   | <u>E</u>  | <u>C</u>               | <u>C</u>   | <u>C</u>   | <u>C</u>              | <u>E</u>  | <u>C</u>   | <u>C</u>   |
| <u>Bed and Breakfast Facilities</u>  | <u>E</u>  | <u>C</u>               | <u>C</u>   | <u>C</u>   | <u>P</u>              | <u>E</u>  | <u>C</u>   | <u>C</u>   |
| <u>Dwelling</u>  |           |                        |            |            |                       |           |            |            |
| <u>Single Family</u>   | <u>E</u>  | <u>P</u>               | <u>P</u>   | <u>P</u>   | <u>P</u>              | <u>E</u>  | <u>P</u>   | <u>P</u>   |
| <u>Second single family on a parcel (permanent)</u> <sup>63</sup>  | <u>E</u>  | <u>E</u>               | <u>E</u>   | <u>E</u>   | <u>E</u>              | <u>E</u>  | <u>E</u>   | <u>E</u>   |
| <u>Second single family on a parcel (temporary)</u> <sup>64</sup>  | <u>E</u>  | <u>C</u>               | <u>C</u>   | <u>C</u>   | <u>C</u>              | <u>E</u>  | <u>C</u>   | <u>C</u>   |
| <u>Multi-Family (2 units)</u>  | <u>E</u>  | <u>C</u>               | <u>P</u>   | <u>P</u>   | <u>P</u>              |           | <u>P</u>   | <u>P</u>   |
| <u>Multi-Family (3-4 units)</u>  | <u>E</u>  | <u>E</u> <sup>65</sup> | <u>C</u>   | <u>P</u>   | <u>P</u>              |           | <u>P</u>   | <u>P</u>   |
| <u>Multi-Family (5+ units), including rental offices and private recreational facilities for the enjoyment of residents.</u> | <u>E</u>  | <u>E</u> <sup>66</sup> | <u>C</u>   | <u>C</u>   | <u>C</u>              |           | <u>C</u>   | <u>C</u>   |
| <u>Guest Cottage (riparian lots only)</u>  | <u>E</u>  | <u>C</u>               | <u>N/A</u> | <u>N/A</u> | <u>N/A</u>            | <u>E</u>  | <u>N/A</u> | <u>N/A</u> |
| <u>Mobile/Manufactured Home Park</u>   | <u>E</u>  | <u>C</u>               | <u>C</u>   | <u>C</u>   | <u>C</u>              | <u>E</u>  | <u>C</u>   | <u>C</u>   |
| <u>Travel Trailers/ Campers/ Recreational Vehicles (1 per lot)</u>   | <u>E</u>  | <u>P</u>               | <u>P</u>   | <u>P</u>   | <u>P</u>              | <u>E</u>  | <u>P</u>   | <u>P</u>   |
| <u>Keeping of Animals</u>  | <u>E</u>  | <u>C</u>               | <u>C</u>   | <u>C</u>   | <u>C</u>              | <u>E</u>  | <u>C</u>   | <u>C</u>   |
| <u>Home Occupations, Low Activity</u>  | <u>E</u>  | <u>P</u>               | <u>P</u>   | <u>P</u>   | <u>P</u>              | <u>E</u>  | <u>P</u>   | <u>P</u>   |
| <u>Home Occupations, Moderate Activity</u>   | <u>E</u>  | <u>C</u>               | <u>C</u>   | <u>C</u>   | <u>P</u>              | <u>E</u>  | <u>P</u>   | <u>P</u>   |
| <u>Home Occupations, High Activity</u>   | <u>E</u>  | <u>E</u>               | <u>E</u>   | <u>E</u>   | <u>P</u>              | <u>E</u>  | <u>P</u>   | <u>P</u>   |

<sup>63</sup> Except as part of an approved planned unit development (PUD).

<sup>64</sup> Added 8/4/2014 (Resolution #14-02)

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|  |          |          |            |            |            |          |            |            |
|--|----------|----------|------------|------------|------------|----------|------------|------------|
| <u>Planned Unit Developments – Residential (R1 shoreland district)</u>   | <u>E</u> | <u>C</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>E</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Planned Unit Development – Single-Family</u>  | <u>E</u> | <u>C</u> | <u>C</u>   | <u>C</u>   | <u>C</u>   | <u>E</u> | <u>E</u>   | <u>E</u>   |
| <u>Planned Unit Development – Multi-Family</u>   | <u>E</u> | <u>C</u> | <u>C</u>   | <u>C</u>   | <u>C</u>   | <u>E</u> | <u>E</u>   | <u>E</u>   |
| <u>Solar Energy Systems and Structures, Individual</u>   | <u>E</u> | <u>P</u> | <u>P</u>   | <u>P</u>   | <u>P</u>   | <u>E</u> | <u>P</u>   | <u>P</u>   |
| <u>Solar Energy Systems and Structures, Neighborhood</u>   | <u>E</u> | <u>C</u> | <u>C</u>   | <u>C</u>   | <u>C</u>   | <u>E</u> | <u>C</u>   | <u>C</u>   |
| <u>Solar Energy Systems and Structures, Large Scale (Solar Farm)</u>   | <u>E</u> | <u>E</u> | <u>E</u>   | <u>E</u>   | <u>E</u>   | <u>E</u> | <u>C</u>   | <u>C</u>   |
| <u>Telecommunication antennas and towers, for personal use.</u>  | <u>E</u> | <u>C</u> | <u>C</u>   | <u>C</u>   | <u>C</u>   | <u>E</u> | <u>P</u>   | <u>P</u>   |
| <u>Other uses of the same general character as those listed above, provided they are deemed fitting or compatible to the district by the Planning Commission</u> | <u>E</u> | <u>C</u> | <u>C</u>   | <u>C</u>   | <u>C</u>   | <u>C</u> | <u>C</u>   | <u>C</u>   |

Key: A = Allowed, no permit required; P = A use allowed, but which may require a land use permit; CU = A use requiring a Conditional Use Permit; IU = A use requiring an Interim Use Permit; X = not permitted.