

Zoning Ordinance Amendment – Director Level Conditional Use Permit

City Council
August 24, 2022



Director Level CUP

- Establish a procedure for a Director level CUP.
- Creates a streamlined permitting process for certain uses that require a lower level of discretionary review than a traditional CUP and typically have minimal impact on the community.
- Furthers the City's Economic Development Strategic Plan.
- Subject to the public noticing requirements of CMC Chapter 19.84.
- The City Manager and City Councilmembers will be notified at least ten days in advance of the administrative review date.
- Appealable to the Planning Commission.

Breweries, Wineries, and Distilleries

- Breweries, wineries, and distilleries, with or without tasting areas, currently require a CUP approved by the Planning Commission, in the SC, L-M, M-1, and M-2 Zones.
- These uses have gained popularity and are more commonplace throughout the region.
- To streamline the approval process, the ZOA proposes to change the required permit from a CUP to a Director level CUP.

Day Care Nurseries

- Provides care for more than six children in Commercial Zones.
- To be more consistent across zones and streamline the permitting process, the proposed ZOA would allow Day Care Nurseries, in the CCM, P-O, CMU, C-N, COT, and CPD Zones, under a Director level CUP.
- Consistent with the Economic Development Strategic Plan, as it provides quality childcare options essential to the workforce.

Zoning Ordinance Amendment

- The ZOA evaluated by the Planning Commission on October 19, 2021 included a proposal to allow the sale of alcoholic beverages for off-site consumption with a restaurant, subject to a Director level CUP.
- On January 1, 2022, SB 389 became effective, allowing restaurants with an active on-sale alcohol license to sell alcoholic beverages for off-site consumption, pre-empting the City from requiring a discretionary permit.

Suggested Action

1. Request a reading of the title of the Ordinance; and
2. Waive further reading and introduce an Ordinance amending CMC Chapters 19.21, 19.22, 19.23, 19.24, 19.25, 19.26, 19.27, 19.28, 19.30, 19.32, and 19.62, to create a Director level CUP process and allow certain uses, subject to a Director level approval of a CUP.

