

ATTACHMENT 2

OPTIONS

A. Retain the Planning Commission's Original Recommendation to the City Council. That recommendation required Type III Discretionary Use Approval for fire stations; police stations, including jail facilities; and public transit facilities. If this option is selected, no change to the Ordinance is necessary. The four uses listed above would appear as "D" on the use list. See Attachment 3 Option A. A Site Plan Review application would also be required.

B. Original Recommendation to the Planning Commission. In this option, the Development Services Director currently has the authority to raise a Type II Site Plan Review application to a Type III review before the Planning Commission on a case-by-case basis for four uses listed above. If this option is selected, the Ordinance must be revised to show an "S" instead of a "D". See Attachment 3 Option B.

C. Modification of Option B. In this option, the required Site Plan Review for the four uses listed above will be a Type III review before the Planning Commission. If this option is selected, the Ordinance must be revised to show "SPR/III" (Site Plan Review/ Type III approval required) instead of a "D". See Attachment 3 Option C.

D. Allow the Justice Center to be Listed as an Outright Permitted Use. In this option, the term "Justice Center" would be defined and specifically listed as a permitted use. The four uses cited above are considered separately from the Justice Center use, applying Options A-C to those uses. In this case, the Ordinance must be revised to show a separate listing for "Justice Center" - a building including but not limited to a police station, courts, administrative offices and a jail - and a P with a notation that the Justice Center is allowed as of right without addressing Site Plan Review or Discretionary Use Standards. Revise the four uses cited above as necessary. See Attachment 3 Option D.

Note: The difference between Options B and C is that in Option B the Director is not required to raise the Type II Site Plan to a Type III review; in Option C the Site Plan Review is automatically raised to a Type III review.

PROCESS

Public notice is required - newspaper/mail
A public hearing is required
Planning Commission review is automatic
Requires a decision on whether the use may be sited
Must also meet Site Plan Review standards
Mitigation conditions can be applied
The Planning Commission decision can be appealed*

Public notice is required - Type II mail only - Type III newspaper/mail
A public hearing may be required
Planning Commission review is not automatic
Must meet Site Plan Review standards only
Mitigation conditions can be applied - Type III review
The Planning Commission decision can be appealed*

Public notice is required - newspaper/mail
A public hearing is required
Planning Commission review is automatic
Must meet Site Plan Review standards only
Mitigation conditions can be applied
The Planning Commission decision can be appealed*

Public notice is not required
A public hearing is not required
Planning Commission review is not required
Site Plan Review standards are not required
Discretionary Use standards are not required
No mitigation conditions can be applied
No staff or Planning Commission decision to be appealed
A Technical Advisory Committee is in place
A Citizen Review Committee is in place
The site was evident and available for discussion during the levy process.
An Architect has been hired and there are a number of design scenarios to choose from
There is a budget that will accommodate building design elements.

Note: Type II staff decisions are appealed to the Planning Commission. This is the last local hearing unless the City Council decides it wants to hear the appeal (applies only to Type II Site plan Review). Type III Planning Commissions decisions are appealed to the City Council which is the last local hearing. The last local hearing is appealed to the Land Use Board of Appeals.