



## Memorandum

**To:** Planning Commission  
**From:** Steve Bennett, Planning Director  
**Date:** September 3, 2020  
**Re:** September 8, 2020 Meeting Agenda Item: Review of Commission's Recommended Changes to Ch.18.42.040 Limitations on Use  
**Attachments:** 1. April 14, 2020 Recommended Updates to Town Center Regulations

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The current Town Center regulations in Ch.18.42.040 (Limitations on Use) state the following regarding residential density (highlighting added):

Every use locating in the TC zone shall be subject to the following further conditions and limitations:

A. Residential uses are not permitted as separate projects; they must be developed in combination with commercial or nonresidential uses as part of a single site development plan. Residential uses may not be developed at a density of greater than seven dwelling units per acre;

The Commission's recommended update no longer includes this language. See attachment 1 for the recommended language in the new Ch.18.42.040 Limitations on Use. The Commission's recommended update does include a new section that creates a place holder for a maximum density which states:

**18.42.050 Residential Density.** The total number of residential units in the Town Center zone 20 shall not exceed \_\_\_\_\_. [recommended language pending]

The issue raised at the August meeting was whether or not the Commission should communicate to the City Council that the density limitation of 7 unit/acre was inadvertently removed.