

# ICS Task Team MiCAP Committee Report

March 13, 2008

## Committee members

Marilyn Mohr (Chair), Steve Baker, Carlos Barrera, Paul Conte, David Kolb, Mike Howard

## Background

The MiCAP committee recommends the ICS Task Team adopt a motion endorsing recommendations for fourteen of the twenty MiCAP topics that the Planning Commission identified as “priority” items. The Task Team co-chairs should present the Task Team recommendations to the Planning Commission at or prior to the Planning Commission’s March 18, 2008 meeting.

The staff and consultant white papers became available for review on March 6, 2008. The MiCAP committee (along with Terri Harding and Alissa Hansen) met March 5, and selected Marilyn Mohr as chair. Members agreed to review each white paper and conduct discussion and vote via email.

Each white paper includes reasons for the amendment(s), current practice, possible solutions (which include two or more options, one being “No action”), implementation issues, consistency with the Growth Management Policies, consistency with existing language, and the staff and consultant’s recommended option.

## Recommended options

The MiCAP committee recommends options for fourteen topics, as listed in the following table.

Topic Nbr.	Topic subject	Recommended Option Nbr.	Staff Rec.	Comments
1.	Alley-Access-Only Lots	1	1 or 2	Option 2 is also supported if revised. See Note 1.
2.	Building Height	2	2	
3.	Flag Lot	1	1	See note 2.
4.	Lot Depth/Width	2(b)	2(b)	
5.	Lot Frontage	2	2	
7. & 11.	Vehicle Access Corridor & Buildable Area	2 & 2	2 & 2	Conditionally. See Note 3. Otherwise Options 1.
8. & 12.	Density	2	2	
9.	Private Streets	1	1	
13.	Early input	1	1	
17.	Open space credit	2	2	
18.	Required parking	1	2	See Note 4.
19.	Storm water infiltration	1	1	

## Notes:

1. **Topic 1.** Options 1 and 2 require revision to strengthen the criteria so as to more effectively prevent creation of new lots with vehicular access only via an alley, except in cluster subdivisions and PUDs. (Staff has suggested a revision for Option 2 that appears adequate.)

2. **Topic 3.** Option 1 requires a revised definition that more effectively defines a flag lot. (Staff has agreed to further work on this.)
3. **Topics 7 and 11.** The staff recommendation to defer Vehicle Access Corridor and Buildable Area to the Infill Compatibility Standards Project is supported only if Topics 1 (Alley-access-only lots) and 5 (Lot frontage) are approved in the recommended form.
4. **Topic 18.** The committee judged that Option 1 better addressed the specific problem in Residential Parking Program (RPP) zones without introducing a potentially contentious city-wide change.

All recommendations, except for topic 18 (Required parking in residential parking program permit areas), are aligned with the respective staff recommendation.

All topics for which we recommend an option, except for topic 13 (Early input into land use process for neighborhood associations), were identified as “high priority” topics by the Neighborhood Leaders Council.

The committee makes no recommendation for the following six topics:

<b>6.</b>	Kennel
<b>10.</b>	Site review with PUDs
<b>14.</b>	Fences
<b>15.</b>	N-plex on R-1 Plats
<b>16.</b>	Portable signs
<b>20.</b>	Final Plat Process

In general, the recommended actions will provide important help in protecting neighborhoods, consistent with the Task Team’s adopted goals statement. Many of the amendments simply correct defects in the code language. Others make modest and reasonable changes that are simple to implement. None of the amendments in any way precludes or predetermines future Task Team recommendations for other code amendments.

**Recommended Task Team Action**

The MiCAP committee unanimously recommends the Task Team adopt the following motion:

**MOVED**

*The Infill Compatibility Standards Task Team recommends the Planning Commission approve, and City Council adopt, the options as identified in this report, along with the suggested revisions.*

We also recommend the MiCAP committee terminate upon delivery of this report.

Respectfully submitted,

Marilyn Mohr, Chair