



PLANNING, PERMITTING, AND CODE DEPARTMENTS

MEMORANDUM

DATE: July 27, 2026

TO: Planning and Zoning Commission

FROM: Nathan Crane, Planning Director and Franci Linder, Assistant Planning Director

SUBJECT: Agenda Item 6.A - Discuss Proposed 2026 Unified Development Code Amendments

A special called joint meeting of the Planning and Zoning Commission and City Council was held on March 24, 2026, to review and discuss potential updates to the Unified Development Code. Staff presented a high-level overview of proposed concepts, including:

- A revised plat review and development process, including establishing preliminary plats, shifting final plats to administrative approvals, and concurrent public infrastructure and building construction
- Process improvements such as clarifying drainage and LID requirements, administrative site plan review, plat exemptions for downtown commercial areas, and allowances for temporary certificates of occupancy and foundation permits
- New land use categories for uses including vape shops, CBD retailers, and tattoo shops
- Requiring mandatory HVAC condensate collection and rainwater harvesting
- Updating xeriscaping and dark sky regulations

Staff is presenting the draft Phase 1 UDC amendment ordinances reflecting the concepts discussed at the March 24 joint session. This phase includes, but not limited to:

- Updated platting and development procedures.
- Dark Sky requirements.
- Rainwater harvesting systems and condensate collection requirements.
- New land use categories for data centers, vape shops, CBD retailers, and permanent makeup establishments.
- Clarified Low Impact Development (LID) and xeriscape requirements.

This item is intended for Commission discussion and feedback; no formal action is requested at this time. Following tonight's discussion, staff will incorporate Commission feedback and bring the amendments back for a public hearing and formal recommendation at the September 14, 2026 Commission meeting.