

**GARDINER CITY COUNCIL MEETING
AGENDA SUPPLEMENT**

Item Number: 7.5

Agenda Topic: Council Sponsorship of Land Use Ordinance Amendments

For The Agenda of: October 4th 2006

Submitted: September 28th 2006

Authorized by: Jason Simcock, Planning & Development Director

Background Information:

The Planning & Development department continues to research ways to improve, and keep current, the City's Land Use Ordinance. The Land Use Ordinance requires Council sponsorship to discuss ordinance amendments. Council sponsorship will provide the Planning Board an opportunity to discuss the recommended "text changes" listed in this supplement, as well as a proposal that supports greater "mixed use" goals as mentioned in the Cobbossee Corridor Master Plan.

The following items were discussed with the Planning Board in August and agreed to be land use priorities:

- 1) **Building Code.** There is a need to update the City's building code and clarify its references in the current Land Use Ordinance. The Code Enforcement Officer will recommend and discuss a new code with the Planning Board.
- 2) **Ordinance Review Committee (Text Change).** The Land Use Ordinance's definition of the Ordinance Review Committee contains typos regarding how it is structured. Once this is clarified, the Council will be able to restructure a Committee that will work on recommending future Ordinance amendments.
- 3) **Fees (Text Change).** Rather than have fees stated within the ordinance itself, it is suggested that the Ordinance authorize the Council to set fees. If approved, the Council would be able to update fees without having to go through an entire land use ordinance amendment process every time.
- 4) **Cobbossee Corridor District.** According to the Cobbossee Corridor Master Plan, "...land uses that have historically dominated the Corridor itself have been industrial/commercial, the Master Plan proposes a shift to mixed use redevelopment, complimented by a network of open space and trails, that will enhance the quality of the Cobbossee Stream area and the downtown." Details of a proposed Cobbossee Corridor Zone will be presented to the Cobbossee Corridor Committee and then to the Planning Board (will include new land use table, district definition and other minor text changes).

Recommended Action: Start the process with Council sponsorship for these amendments at the 10/4 meeting. After that, the proposed changes would be discussed at the Planning Board's meeting on 10/10. If supported by the Planning Board, it is possible that the 1st Council reading would take place on the 11/1 meeting at the earliest.