



To: Planning Commission
From: Heather Vidlock, Deputy Director
Dalton Guerra, Senior Planner
Subject: Tier 1 Updates, Code Text Amendments
Date: August 4, 2026

Background

On September 2, 2025, the Planning Commission unanimously recommended approval of the new Land Development Code (LDC), followed by unanimous approval by City Council on first reading on October 6, 2025. The 2025 LDC became effective on November 10, 2025. However, there was a stipulation that for the 2025 code to be effective, there must be a zoning action taken on the property.

Community Development is now advancing “Tier 1” updates to the 2025 LDC. “Tier 1” updates are amendments that staff has identified as general corrections and clarification items to the code. This includes but is not limited to correcting grammar and formatting errors, adding clarifying language, and creating general consistency throughout the code. A second phase of amendments will be coming forward later this year to update more substantial sections of the code.

It is common practice to update land development codes on an annual basis or as needed. Staff plans to make code updates regularly in the future to ensure that our Land Development Code is consistent with City goals and policies, federal/state legislation, and emerging industry trends.

A redlined version of the text amendments is included in the attached exhibit, and a summary of these updates will be presented during the staff presentation.

Action Alternatives

1. **Recommendation for Approval.** Planning Commission recommends that the City Council adopt the text amendments to the 2025 Land Development Code regarding “Tier 1” updates.
2. **Recommendation for Approval, with Conditions.** Planning Commission recommends that the City Council adopt the text amendments to the 2025 Land Development Code regarding “Tier 1” updates with conditions.
3. **Recommendation for Denial.** Planning Commission recommends that the City Council not adopt the text amendments to the 2025 Land Development Code regarding “Tier 1” updates.