

City Council Item

June 24, 2024



Item	Adopt Ordinance XXX: Amending Conditional Uses in the Rural Residential (RR) Zoning District.	
File No.		Item No: E.27
Agenda Section	<u>CONSENT AGENDA</u>	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

<u>SUGGESTED ACTION</u>	
Motion to adopt the ordinance amending conditional uses in the RR zoning district to include "Group homes serving seven to 16 persons" as a conditional use in the Rural Residential (RR) zoning district and approve the summary ordinance for publication.	
Motion Type	4/5 Vote
Strategic Priority	Development & Redevelopment

SUMMARY

The city has received an application requesting an amendment to the city's zoning code that would add "Group homes serving seven to 16 persons" as a conditional use to the Rural Residential (RR) zoning district. The same use is currently a conditional use within the A-2 Agricultural Estate zoning district. If approved, the applicant intends to submit a future land use application for a Conditional Use Permit (CUP) that would allow for the expansion of Hope House which currently serves up to 6 people, as limited by city code.

BACKGROUND

The A-2 zoning district has a minimum lot size of 2.5 acres which as mentioned above allows for Group Homes serving between 7 and 16 person as a conditional use. The RR zoning District also has a minimum lot size of 2.5 acres. The A-2 zoning district has a stated intent of preserving rural character

while respecting development patterns by allowing single-family residential development. The RR zoning district has a stated intent to provide for single-family residential subdivisions intended for large lot developments. Based on the similarities of the minimum lot size and intent of the zoning districts themselves it appears reasonable to add "Group homes serving between 7 and 16 persons as a conditional use" to align with what is allowed as a conditional use in the A2 district. The city's current zoning code allows "Group homes serving six or fewer persons" in both the A2 and RR districts as permitted uses.

The Planning Commission held a public hearing on June 18, 2024, with no persons providing public comment during the public hearing.

DISCUSSION

BUDGET

RECOMMENDATION

The Planning Commission recommended on a 6-0 vote that the City Council adopt the ordinance amending conditional uses in the RR zoning district as proposed.

ATTACHMENTS

[Ordinance XXX - Amending RR Zoning District Conditional Uses](#)

[Zoning Ordinance Amendment Application](#)

[Summary of Ordinance - Group Homes in RR District](#)

[Public Hearing Notice](#)