

COUNCIL POLICY NO. Y-3

TITLE: WAIVER OF MAXIMUM HEIGHT RESTRICTIONS FOR ACCESSORY STRUCTURES IN POLK COUNTY

POLICY: See attached.

REFERENCE: Community Development Staff Report dated December 5, 2011, Agenda Item No. 4.2 (b)

WAIVER OF MAXIMUM HEIGHT RESTRICTIONS FOR
ACCESSORY STRUCTURES IN POLK COUNTY

Land outside the City but within an Urban Growth Boundary (UGB) is considered urbanizable, and is intended for eventual development at urban levels. Development of urbanizable land should conform to the greatest extent practicable to the City's applicable development standards so that as urbanizable land is incorporated into the City, the creation of non-conforming uses and developments are avoided, and development on those lands are consistent and compatible with development at urban levels and City standards.

The Polk County Zoning Ordinance (PCZO) 112.300, for properties within a UGB, adopts the affected city's standard for maximum height of accessory structures, but allows the affected city to waive the requirement in writing.

The City Council finds that allowing development that is inconsistent with the City's development standards for properties within the UGB would create non-conforming development that is inconsistent and incompatible with development at urban levels.

Therefore, the City Council hereby delegates to the City Manager, or the City Manager's designee, the authority to issue determinations consistent with this Policy that the maximum height limitation for accessory structures within the Polk County UGB should not be waived.