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WORK SESSION

October 9, 2012

6 p.m.

1. Call Meeting to Order.
2. Land Use Code Amendments Relating to Multi-Family Housing-Phase 2. (staff: Laurie Kadrich, Ted Shepard, Seth Lorson, Beth Sowder; 90 minute discussion)

City Council has directed staff to move forward with a three-phase approach to Land Use Code (LUC) changes for multi-family housing. Phase 1 was adopted by City Council on September 18, 2012. It included:

- Adding land use standards from MMN Zone District to Article 3 (General Development Standards) to enhance compatibility between multi-family developments with existing single-family neighborhoods.
- Eliminating a loophole in the NC zone district (which is intended to be a mixed-use commercial area) that allowed for developments smaller than 10 acres to be entirely multi-family housing.
- The proposed operations, maintenance and security requirement was referred to the Student Housing Action Plan (SHAP) process for further evaluation.

The Planning and Zoning Board provided input on the Phase II recommendations, as noted in the body of this memo, without making a formal recommendation. The options

presented in Phase 2 led to considerable discussion and debate by the Planning and Zoning Board members and citizens. Therefore, staff recommends that additional consideration be given to moving portions of Phase 2 to the Student Housing Action Plan (SHAP) process for further evaluation and input by the public and boards. If Council agrees with that recommendation, staff would further recommend delaying the October 23 Work Session scheduled to review SHAP action items until those items referred to the SHAP process are ready for Council review and consideration. This delay would:

1. Allow further evaluation of whether the changes implemented adequately address the cumulative effects of multi-family projects.
 2. Address action items from the SHAP process that were not included in Phase 1 or 2.
 3. Evaluate proposals from Phase 1 or 2 that require more extensive public engagement.
3. Presentation of the City Manager's 2013-2014 Recommended Budget. (staff: Darin Atteberry, Mike Beckstead; 2 hour discussion)

The City Manager's 2013-2014 Recommended Budget was delivered to City Council and the City Clerk on August 30, 2012, pursuant to provisions of Article V, Section 2 of the City Charter. In September and October City Council had a series of work sessions and two Public Hearings on the Budget to gather input from the community.

Staff believes City Council will have many challenging decisions ahead with the 2013-2014 Budget as it is finalized. The community has had more opportunity this year than in the past to provide input on the specific Offers (budget requests) under consideration. That will continue in the next couple months with the aforementioned Public Hearings and an online tool to gather citizen input.

For the October 9, 2012 Work Session, staff will present summary information previously requested by Council based on the completed reviews of all seven Result Areas:

- Economic Health
- Environmental Health
- Safe Community
- Transportation
- Community and Neighborhood Livability
- Culture and Recreation
- High Performing Government

4. Other Business.
5. Adjournment.