



City Council Communication

AGENDA DATE: April 14, 2025

LEGISTAR ITEM #: PRES25-021

SUBMITTED BY: Heather Vidlock
Development

DEPARTMENT: Community

| | | |
|---|---|--|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Presentation |
| <input type="checkbox"/> Admin Business | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Other |

REQUEST

Provide feedback on Development Review Procedures and alignment with State Housing and Land Use laws for the Land Development Code update.

BACKGROUND

The City is currently in the process of updating the Land Development Code with is the zoning and subdivision regulations for the City. For the last two years, Kendig Keast Collaborative, the consultant for the Land Development Code (LDC) update has been working on the draft code and working with staff, City Council, and Planning Commission to receive direction and edits on the draft code. The draft code sections were reviewed by Council on January 27, 2025 and Planning Commission on January 28, 2025. This joint study session will focus on two main items:

- **Development Review Procedure Changes:** The January meetings provided an overview of Modules 1–4, focusing on changes to development review procedures. These include streamlining the process by replacing Use By Permits with new Limited Use Permits, allowing more uses to be approved administratively instead of by the Board of Adjustments. Improvements were also discussed to give the community, City Council, and Planning Commission earlier input through new Preliminary Plat and Master Development project types. Due to differing feedback from separate discussions with Council and Planning Commission, staff will revisit these topics in this joint session to ensure alignment.
- **State Land Use and Housing Laws:** A key goal of this LDC update is to align with recent state housing and land use bills passed in

CITY COUNCIL COMMUNICATION CONTINUED

2024. This study session will review those bills, discussing their intent, requirements, and the proposed adjustments to the LDC. Community Development has prepared a more detailed staff report to accompany this Council Communication that provides more detail on the updates to the development review procedure changes and background information on state land use and housing laws.

FINANCIAL IMPACT

| | |
|----------------------------------|-------|
| Contractor | N/A |
| Amount of Request/Contract | \$N/A |
| Amount Not To Exceed | \$N/A |
| Amount Budgeted | \$N/A |
| Budget Year | FYN/A |
| Funding Source | N/A |
| Additional Funds Needed | \$N/A |
| Funding Source (if funds needed) | N/A |

PROJECT TIMELINE

| | |
|-------------------------------------|----------------------------------|
| Estimated Start Date | Estimated End Date |
| March 1, 2023 | September 30, 2025 |
| Years and Months of Contract | Number of Times Renewable |
| N/A | N/A |

JUSTIFICATION

| | | | |
|---------------------------------------|---|------------------------------------|---|
| <input type="checkbox"/> Council Goal | <input type="checkbox"/> Strategic Plan | <input type="checkbox"/> Work Plan | <input checked="" type="checkbox"/> Legal |
| Citation | Land Development Code | | |

BOARDS & COMMISSIONS ASSIGNED

| | |
|------------------------|---------------------|
| Board or Commission | Planning Commission |
| Recommendation | N/A |
| Date of Recommendation | N/A |

PUBLIC OUTREACH

Numerous public engagement efforts have been completed throughout the life of the project including: 6 Community Open House, 2 pop-ups @

CITY COUNCIL COMMUNICATION CONTINUED

Rec Centers, 2 Music in the Parks and rounds of Stakeholder Interviews with Development Community.

AVAILABLE ACTIONS

- Provide feedback on Development Review Procedures and alignment with State Housing and Land Use laws for the Land Development Code update.

STAFF RECOMMENDATION

Staff recommends moving forward with the Land Development Code updates for the procedures and enactment of state laws as recommended in the study session.