

PUD/Infill Amendments—FAQ

When did the City start this project? The City began this project in 2010.

What was the purpose of the project? The goal was to amend various infill regulations in the City's Community Development Code (CDC) in response to concerns from residents and developers that the City's existing Planned Unit Development (PUD) regulations and subdivision requirements were not effective. It also sought to improve the design and minimize the adverse impacts of flag lots, facilitate appropriate development, better coordinate with other applicable regulations, remove obsolete and ineffective provisions, and clarify confusing and contradictory provisions.

How did the City involve the community? The City Council authorized the Planning Commission to set up a Task Force, whose membership included Planning Commissioners, residents, and members of the development community. This group met over 25 times in 2010 and 2011.

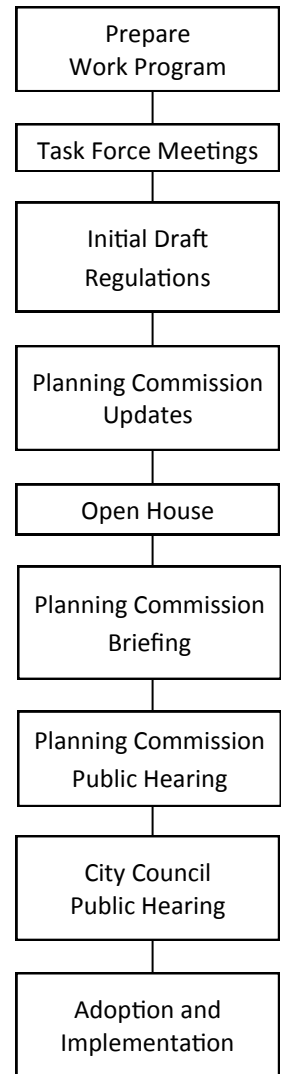
When did the Planning Commission review the proposed amendments? The Planning Commission reviewed a draft of the proposed amendments on September 7, 2011. Due to staffing issues, Planning staff resumed work on the project in 2013 and has subsequently revised the proposed amendments and added some additional provisions to facilitate greater variety in housing options.

Staff discussed a revised draft with the Planning Commission (PC) on October 23, 2013. Based on changes proposed from the original draft the PC recommended reconvening the Task Force. The Task Force reconvened on November 13, 2013 and only PC members Michael Babbitt and Christine Steel attended. Staff presented and discussed the draft with the PC six times in 2013 and 2014 with detailed discussions on each section. The PC held a work session prior to the public hearing on June 18, 2014 to discuss remaining issues.

How did the City notify the public of the proposed amendments? As required, a 'Measure 56 notice' of the proposed changes and public hearing was sent to over 1,000 properties in early June. It included notice of an informational meeting on June 19, 2014, which approximately 50 people attended. Following the notice, approximately 100 property owners called or stopped by City Hall to find out how the proposed changes could affect their property. The PC held a public hearing held on July 2, 2014, and made a recommendation to the City Council, with several changes on August 6, 2014.

When has the Council discussed the proposed amendments? Staff briefed the Council on the proposed amendments on September 15, 2014.

Timeline



**Additional meetings may be scheduled as needed*

