



Council Work Session
February 21, 2024

AGENDA

1) Project Updates

- Communications & Engagement
- Council Feedback Loop
- Alignment Memo & Policy Topics

2) Key Concepts

- State vs Local laws
- LUMO & Zoning Map
- Small-scale commercial uses
- Housing demand in college town

3) Policy Topics

- By-right development
- Regulation of specific uses
- Environmental protections

Project Update: **Communications and Engagement**

- Coming soon: Communications campaign
- Coming soon: Project update/engagement site
- Tripling the number of public information meetings
- Hosting 2-3 “Meet a Planner” Pop-Ups each month
- Coordinating stakeholder meetings with a variety of partners

Project Update: **Council Feedback Loop**

- Every LUMO packet will include an update on **engagement and communications**, including key themes from public meetings and updates on campaign.
- Every LUMO packet will include an updated **discussion and meeting schedule**, including a continually updated timeline of policy topics and forthcoming public meetings
- We are still on track to share a draft LUMO with Council and community in **late Summer/early Fall**.

Project Update: **Alignment Memo**

- Memo links the LUMO rewrite to our Comprehensive Plan, Complete Community, and other adopted plans
- It informs our policy discussions as we move through the project and draft the updated LUMO.
- If Council is interested, staff can provide a deeper dive into the memo at an upcoming work session.

FEB

- University-related Housing
- Small-scale commercial
- By-right development
- Specific uses
- Environmental protection

MAR

- Community benefits
- Intro to design and dimensional standards
- Economic environment
- Affordable housing update

APRIL

- Design and dimensional standards

MAY

- By-right development
- Conditional zoning
- Comp plan alignment

1) Project Updates

KEY CONCEPT: STATE LAW & LOCAL ZONING

- Our zoning authority is limited by state law and is always subject to change.
- Policies that work in other states may not be possible here.
- We can utilize tools other than zoning authority to achieve desired outcomes.

KEY CONCEPT: LUMO & ZONING MAP

- LUMO says **WHAT** the rules for land use are and the Zoning Map says **WHERE** those rules apply.
- To fully realize Complete Community, we need to update both. Our goal is to adopt the new LUMO and immediately move on to the zoning map.
- Many changes can take effect with adoption of the new LUMO, while others will take effect with the Zoning Map.

KEY CONCEPT: SMALL-SCALE COMMERCIAL

- Small-scale commercial uses and neighborhood retail are essential parts of a complete community.
- LUMO can **promote but not ensure** small-scale commercial uses.
- Ways to promote include rethinking parking mandates, adjusting permitting requirements, and encouraging residential density.

KEY CONCEPT: HOUSING IN A COLLEGE TOWN

- “Student housing” is housing. The LUMO can’t dictate who lives in a home.
- We expect steady increase in demand for all housing types associated with the university.
- We can expect demand for university-associated housing to be concentrated near campus and along transit corridors.

By-right Development

- Currently allowed but does not reflect our plans and needs – and is not achieving the outcomes we desire.
- You have indicated that you want to allow robust by-right development, so long as it delivers the outcomes of Complete Community
- **Is this still your feeling?**

Regulation of Specific Uses: **Drive-Throughs**

- Currently allowed with SUP in some zoning districts
- On one hand, drive-throughs can be economically beneficial to a business and serve very diverse needs
- On the other hand, drive-throughs can encourage car-oriented behaviors and increase emissions
- **Should we change our approach to allowing/approving drive-throughs?**

Regulation of Specific Uses: **Shelters for People Experiencing Homelessness**

- Currently, allowed with SUP in certain zoning districts.
- Staff can explore the following:
 - Differentiating shelters by size
 - Allowing shelters by-right in some zoning districts
 - Allowing shelters (as a permitted or special use) in more zoning districts
- **Should we explore some or all of these?**

Regulation of Specific Uses: **Commercial to Residential Conversions & Housing at Places of Worship**

- Limitations in existing entitlements are the most likely barrier to this sort of residential development.
- Non-profit groups have expressed interest in partnering with places of worship to provide housing.
- Staff have not yet seen expressed market interest in commercial-to-residential conversions.
- **Staff can explore opportunities to facilitate these types of development**

Environmental Protection: **Resource Conservation Districts**

- RCD buffers help to protect natural assets such as tree canopy, habitat, and water quality.
- The Natural Areas Map will highlight where those assets are located.
- **If the map reveals that those assets are not present, should we adjust RCD rules in that area?**
- **Should there be additional considerations for development on small parcels?**

Environmental Protection: **Tree Protection and Landscaping**

- More stringent tree canopy regulations and landscape standards can advance our climate goals.
- They can also create a cost barrier to encouraging developments that advance our climate goals.
- Staff can explore the following:
 - Requiring more diverse plantings
 - Mandating best practices in new plantings
 - Preserving existing tree canopy
- **Should staff explore some or all of these?**



Questions? Feedback?