



Expiration Date Extension Project

PSC Hearing– May 26, 2020





1. Pre-application conferences
2. Neighborhood contact
3. Land use reviews
4. Final plats
5. Inclusionary housing rates

Amendment #1 "Three years prior" typo

Amendment #2 List of Terms typo

Development Review Sequence



**Early Assistance
(Pre-Apps, etc.)**

**Neighborhood
Contact**

Land Use Review

Building Permit

1. Pre-App Extension



- Extend the expiration date for some **pre-application conferences** for one more year.



2. Neighborhood Contact



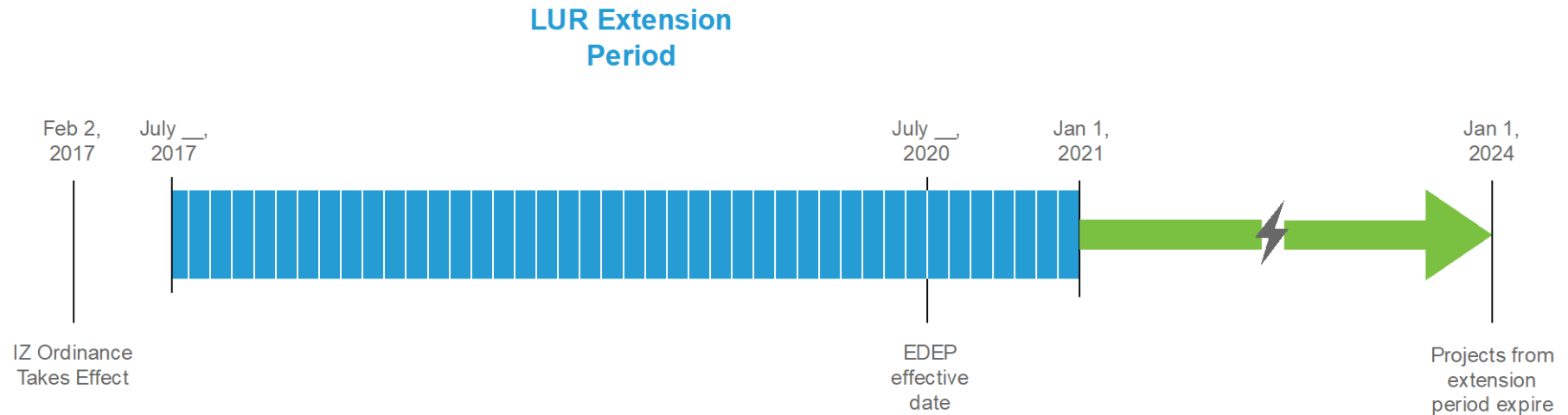
- Allow neighborhood contact meetings to be held virtually using video conferencing technology.



3. Land Use Review Extensions



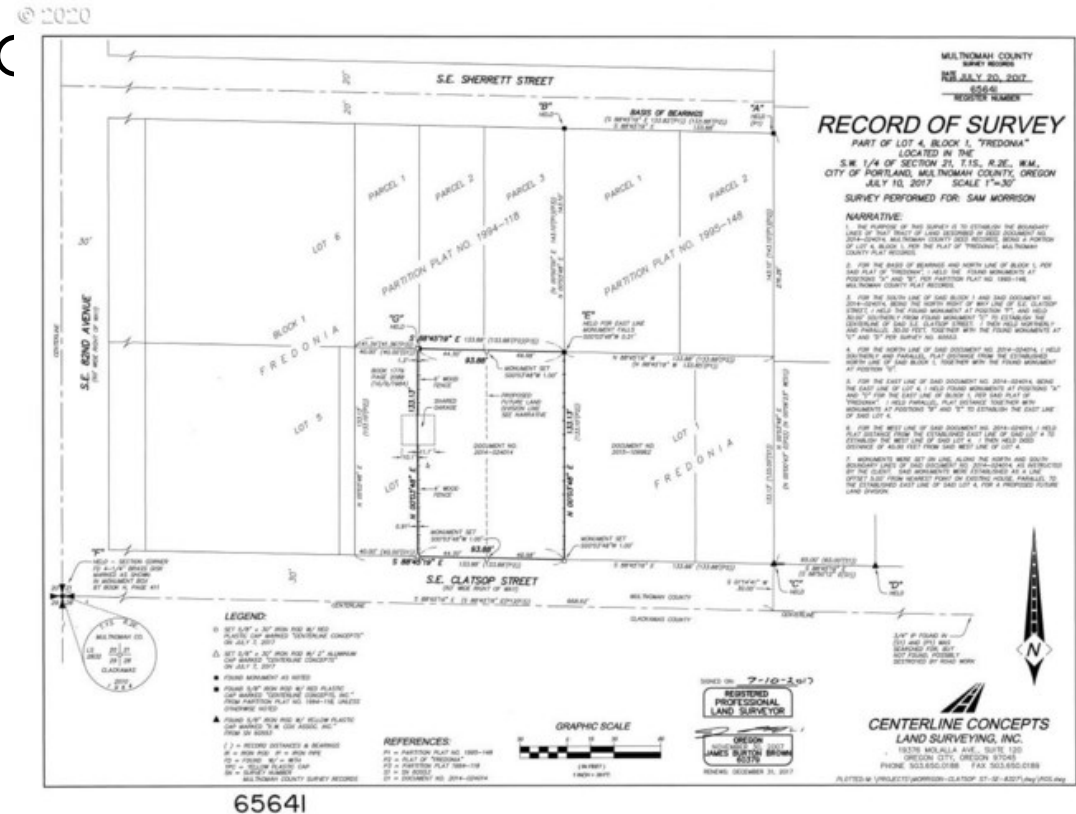
- Extend the expiration date for some **land use reviews** until January 1, 2024.



4. Final Plat Extension



- Allow some **final plats** 365 days of inactivity before they are voided.
- Applies to final plats that have been recorded before January 1, 2021.



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5. Inclusionary Housing Extension



- Extend the expiration date an additional three years for the **lower inclusionary housing rates** that apply outside the Central City and Gateway plan districts.
- Under the current code, the standards for inclusionary housing rates are:
 - **In Central City or Gateway**
 - 10% of units at 60% MFI or 20% of units at 80% MFI
 - **Outside the Central City or Gateway**
 - 8% of units at 60% MFI or 15% of units at 80% MFI

Amendment #1 - "Three Years Prior" Typo



- Correct a typo in the Proposed Draft:

Replace "...[INSERT EFFECTIVE DATE OF THIS ORDINANCE]..." with "[INSERT THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE]..." in several sections

Amendment #2 - List of Terms Typo



Amend Chapter 33.900 List of Terms as follows:

- Add "Courtyard" and delete "Exterior Courtyard"
- Add "Fourplex" under Residential Structure Types
- Add "Local Service Street" under Street Types



- 8 pieces of written testimony
- 6 testifiers registered for the hearing

Staff Recommendation



- Recommend that City Council adopt this report, as amended;
- Recommend that City Council amend the Zoning Code as shown in this report, as amended;
- Recommend that City Council adopt the ordinance; and
- Direct staff to continue to refine the recommended code language and commentary, as necessary.

Project Schedule



May 26, 2020

PSC Hearing

July 8, 2020

City Council Hearing (and effective)