



Land Use Code Updates

Moving Certain Residential Uses to BDR

Clay Frickey | Planning Director
Noah Beals | Development Review Manager

September 1, 2026

Background

- Better align levels of review to Council priority
 - Promote affordability and sustainable growth by making development predictable, efficient and cost-effective
- Change levels of review to BDR for:
 - Single-unit detached
 - Single-unit attached
 - Two-unit dwelling
 - Multi-unit dwelling
 - Mixed-use dwelling
- Council Ad Hoc Committee requested changes for consideration in September

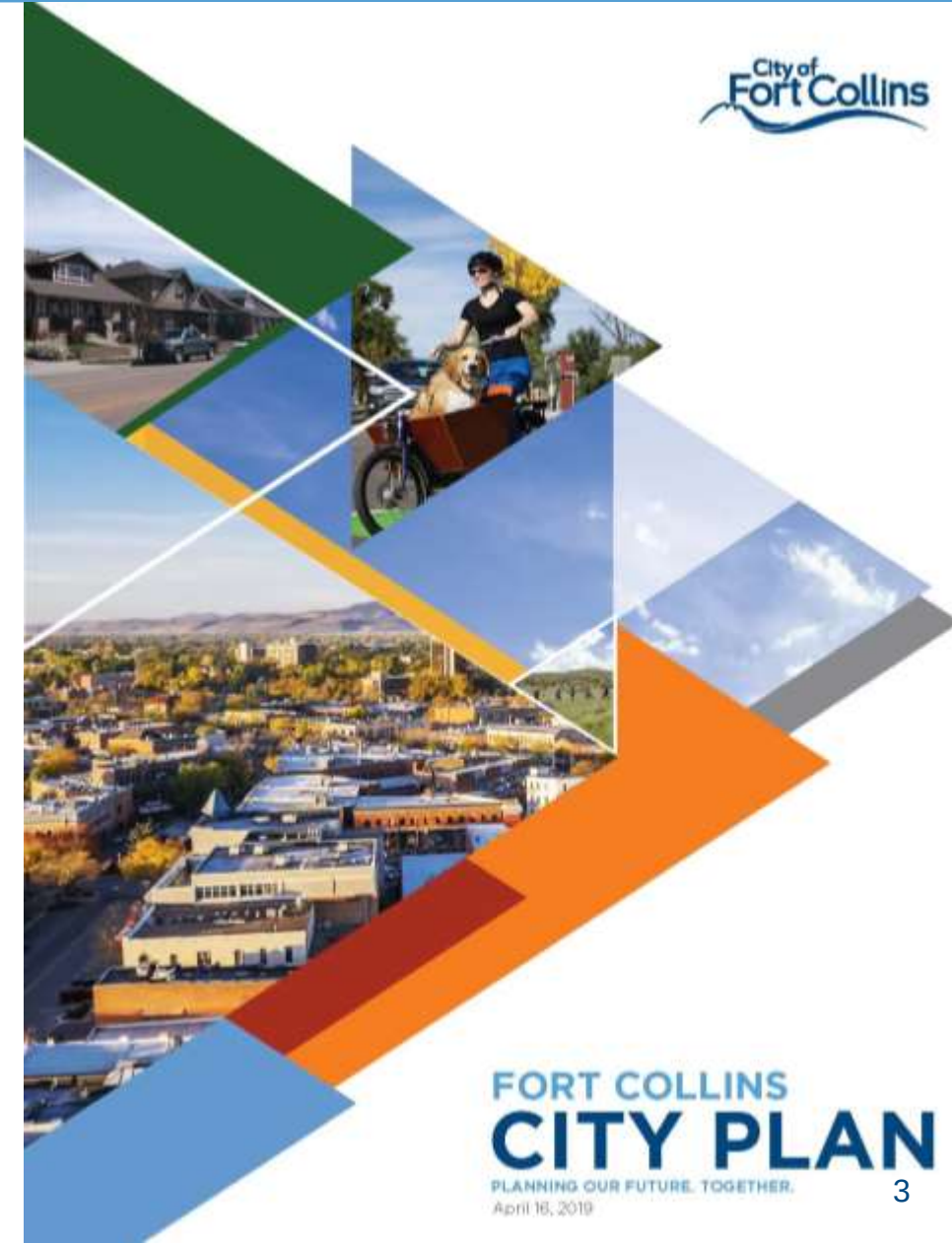


City Plan

- Principle LIV 1 — Compact pattern of growth / efficient use of land
- Policy LIV 3.6 – Context-sensitive Development
- Policy LIV 4.1 — New Neighborhoods
- Policy LIV 5.1 — Housing Options
- Policy LIV 5.2 — Supply of Attainable Housing

Housing Strategic Plan

- Strategy 16 – Remove barriers to allowed densities through Code revisions



Staff Recommended Code Changes

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER					
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H. CORE	CA/C/ NM	I/R	RC	CN	EC	E	I	POL	T		
RESIDENTIAL USES																																	
Single Unit Dwelling	■	■	■	■	■		■	■		■	■		■	■			■		■	■	■						■	■					
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■			■	■	■	■	■			■	■		■	■	■				
Two Unit Dwelling	■	■	■				■	■		■	■	■	■	■			■	■	■	■	■			■			■	■	■				
Multi-Unit Dwelling							■	■	■	■	■	■	■	■			■	■	■	■	■	■	■	■		■	■	■					
Mixed-Use Dwelling Units							■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■					
Accessory Dwelling Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Short Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■	■	
Short Term Non-Primary Rentals														■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■	■	
Fraternity & Sorority Houses								■	■		■	■		■					■	■													
Manufactured Housing Community						■	■																					■					
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■	■	■	■	■	■	■					■	■	■	■	■	■		■	■	■					

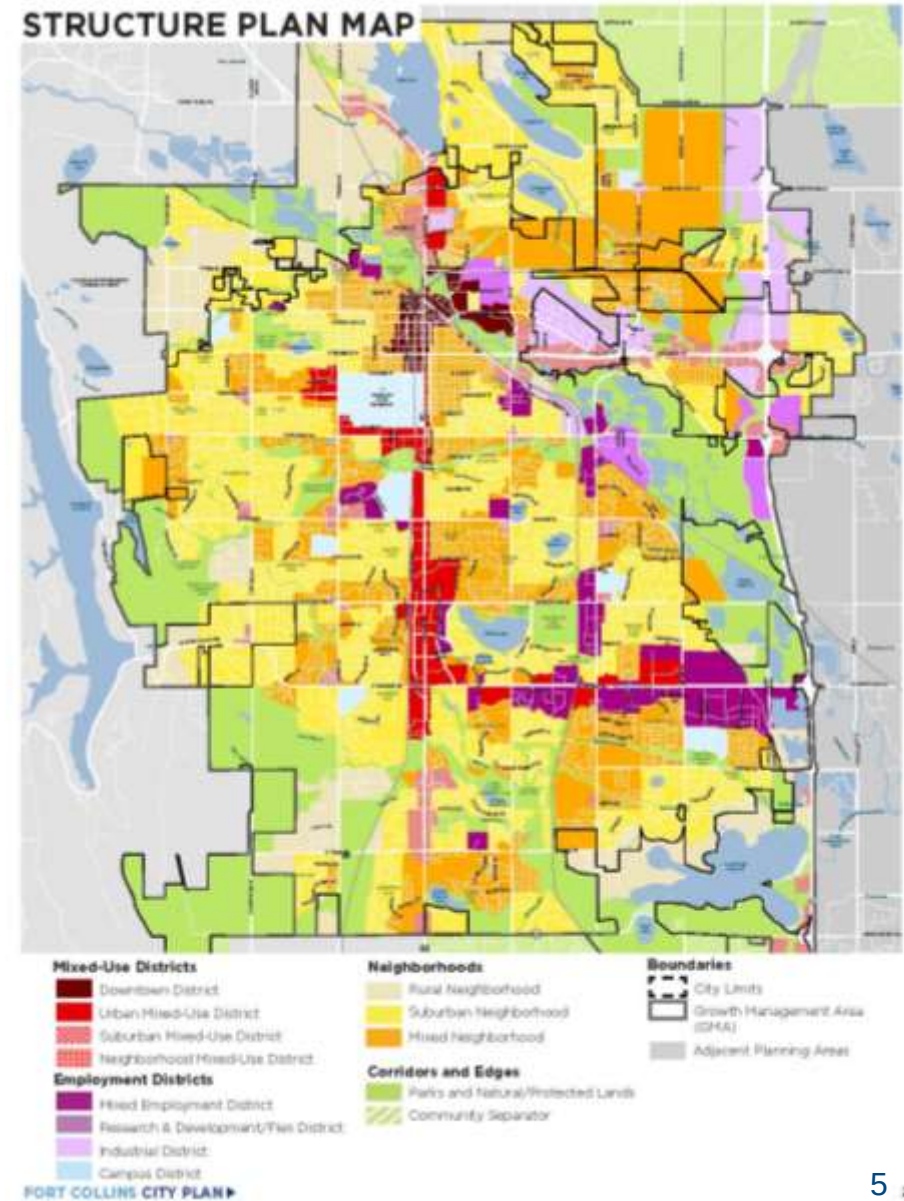


	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER					
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H CORE	CA/C/NM	I/R	RC	CN	EC	E	I	POL	T		
RESIDENTIAL USES																																	
Single Unit Dwelling	■	■	■	■	■		■	■		■	■		■	■			■		■	■	■						■	■					
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■	■		■	■	■	■	■			■	■		■	■	■	■			
Two Unit Dwelling	■	■	■				■	■		■	■	■	■	■	■		■	■	■	■	■			■			■	■	■				
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Mixed-Use Dwelling Units							■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Accessory Dwelling Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Short Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■		■	■	■	■	■	■	■
Short Term Non-Primary Rentals														■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■	■	■
Fraternity & Sorority Houses								■	■		■	■		■					■	■													
Manufactured Housing Community						■	■																					■					
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				■	■	■	■	■	■		■	■	■					



Key Considerations

1. Align review type with vision of City Plan
 - Process incentive for dense development in key locations
 - Downtown
 - Near CSU
 - Near transit
 - More scrutiny for lower intensity development where City Plan envisions denser development
2. Shift in philosophy
 - Review level less tied to complexity and impact
 - Role of community
 - Role of P&Z
 - Fees





- \$10,775 - \$32,350 less revenue per application
- \$873,400 impact if applied 2022-2026

Planning & Zoning Commission Recommendation



- Recommended adopting staff's recommendations with conditions
- Retain Type 2 review for large multi-unit and mixed-use dwelling projects

Staff recommend Council adopt staff's recommended Code changes.