

PCB26-02 Planning Commission Legislative Review Schedule

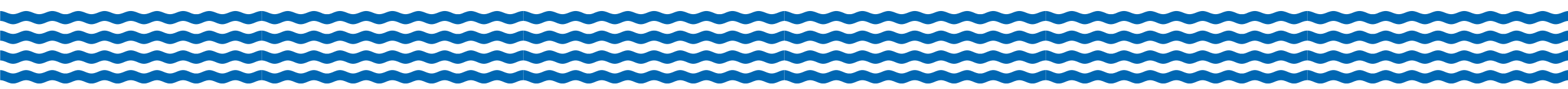
Alison Van Gorp, CPD Deputy Director

April 29, 2026



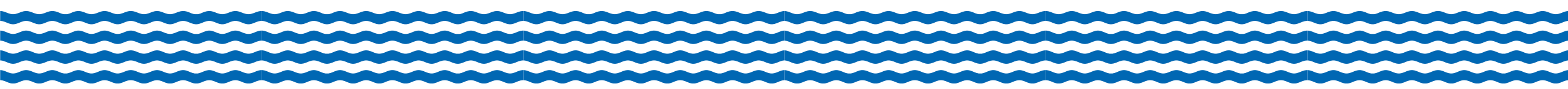
Council Direction

- Council provided initial direction on the strategy for GMA compliance
- Staff has drafted amendments based on their direction
- Council Direction to Planning Commission:
 - Conduct legislative review
 - Hold public hearing
 - Complete recommendation by June 10, 2026

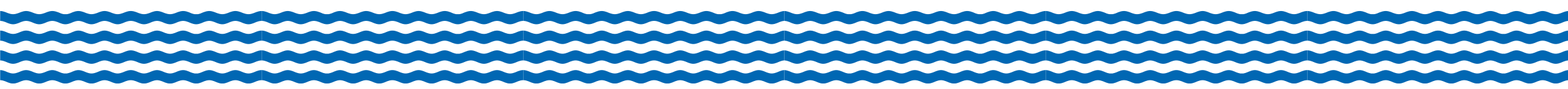


Legislative Review

- Comprehensive Plan:
 - Land Use, Housing, Economic Development
 - Transportation, Utilities, Capital Facilities Elements
- Station Subarea Plan (NEW)
- Development Code
 - Rezone TC and adjacent MF zones
 - Inclusionary Zoning
 - Fee In Lieu
 - STEP Housing

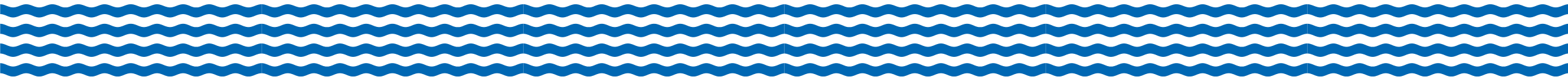


Planning Commission Legislative Review Schedule

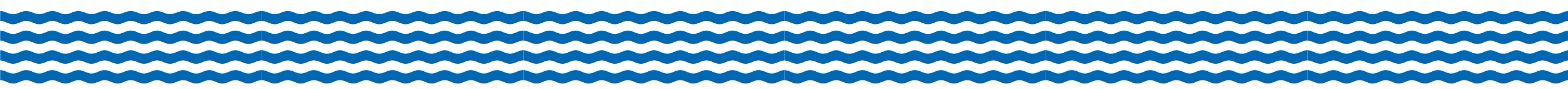
- **April 29:** Station Subarea Plan Goals and Policies
 - **May 6:** Station Subarea Plan and Comprehensive Plan Amendments
 - **May 13:** Development Code Amendments
 - **May 20:** Development Code Amendments
 - **May 27:** Comprehensive Plan Amendments
 - **June 3:** Public Hearing
 - **June 10:** Planning Commission Recommendation
 - **June 16:** Presentation of PC Recommendation to City Council (Staff + PC Chair)
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Weekly Review Cycle

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
			Packet Published: Meeting 1			
		Meeting 1	Packet Published: Meeting 2			
Comment Deadline: Meeting 1		Meeting 2	Packet Published: Meeting 3			
Comment Deadline: Meeting 2		Meeting 3	Packet Published: Meeting 4			



PC Comment Process

- Staff will provide a comment matrix
 - Commissioners can provide comments, listed by element/code section, page and line number
 - Comments can include questions and proposed amendments
 - Comments will be assembled each week and provided in the agenda packet
 - Staff responses will be provided in advance of the public hearing
 - Proposed amendments will be considered by the Planning Commission following the public hearing
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Next Steps

- Planning Commission Legislative Review: April 29 – June 10
- City Council Review and Adoption: June 16 – July 21
- GMHB Compliance Deadline July 31, 2026

