PLANNING MEMO

TO: Planning Commission

Brooks Chandler, Interim City Manager

FROM: Erin Reinders
RE: Planning Update
DATE: December 3, 2024

Downtown Zoning Progress: We have developed an likely schedule that allows for these notice requirements to be met. Additionally, you will notice the addition of a Common Council Worksession.

This is not required per code but will be beneficial due the complexity of this project and the time that the Planning Commission has invested in the effort.

- January 7, 2025: Planning Commission Public Hearing
- January 13, 2025: Common Council Worksession
- January 27, 2025: Common Council First Reading
- March 10, 2025: Common Council Second Reading and Public Hearing

In the meantime, staff is working with the City Attorney to review the ordinance document and to



ensure that the overall process is consistent with code requirements. Included in your packet, you will find a DRAFT of the ordinance. The ordinance includes all of the material we have discussed over the course of the past year (i.e. intent, land uses, dimensional requirements). The DRAFT also introduces the concept of Accessory Uses, which help to clarify those permitted uses that are allowed by right but are incidental to the primary use of the property. I am working with the Attorney on some of the details, so this is still a draft document. I am open to your feedback.

Crew Camps Ordinance Progress: As you know, the Planning Commission reviewed and approved a Crew Camp Ordinance at the October Meeting. Common Council had its first reading of the ordinance at the October 28, 2024, meeting. There was discussion and potential interest in allowing temporary construction camps to be converted to permanent boarding houses as an option designed to increase the supply of rental housing. Council held their second reading and public hearing on November 25, 2024, and passed the ordinance. Council has requested that the Planning Commission consider ways that more permanent housing solutions can be created, including addressing potential change of use from a crew camp. More on this in the new year.