

Housing Statutory Compliance (Part 1): Draft Code Amendments



CITY COUNCIL WORK SESSION – APRIL 6, 2026

Work Session Objectives

- Provide updated context for project purpose and requirements
- Present Development Code Amendments
- Gather input to inform Code amendments in preparation for public hearings



Project Schedule

October 2025

- City Council work session

December 2025

- Publish Code Audit Memo
- Planning Commission and City Council work sessions

Early 2026

- Project outreach

March-April 2026

- Draft Development Code Amendments
- Planning Commission and City Council work sessions

May 2026

- Final Development Code Amendments
- Planning Commission Public Hearing

June 2026

- City Council Public Hearings

July 1, 2026

- SB 974 and HB 4037 Land Use Process Requirements Effective Date



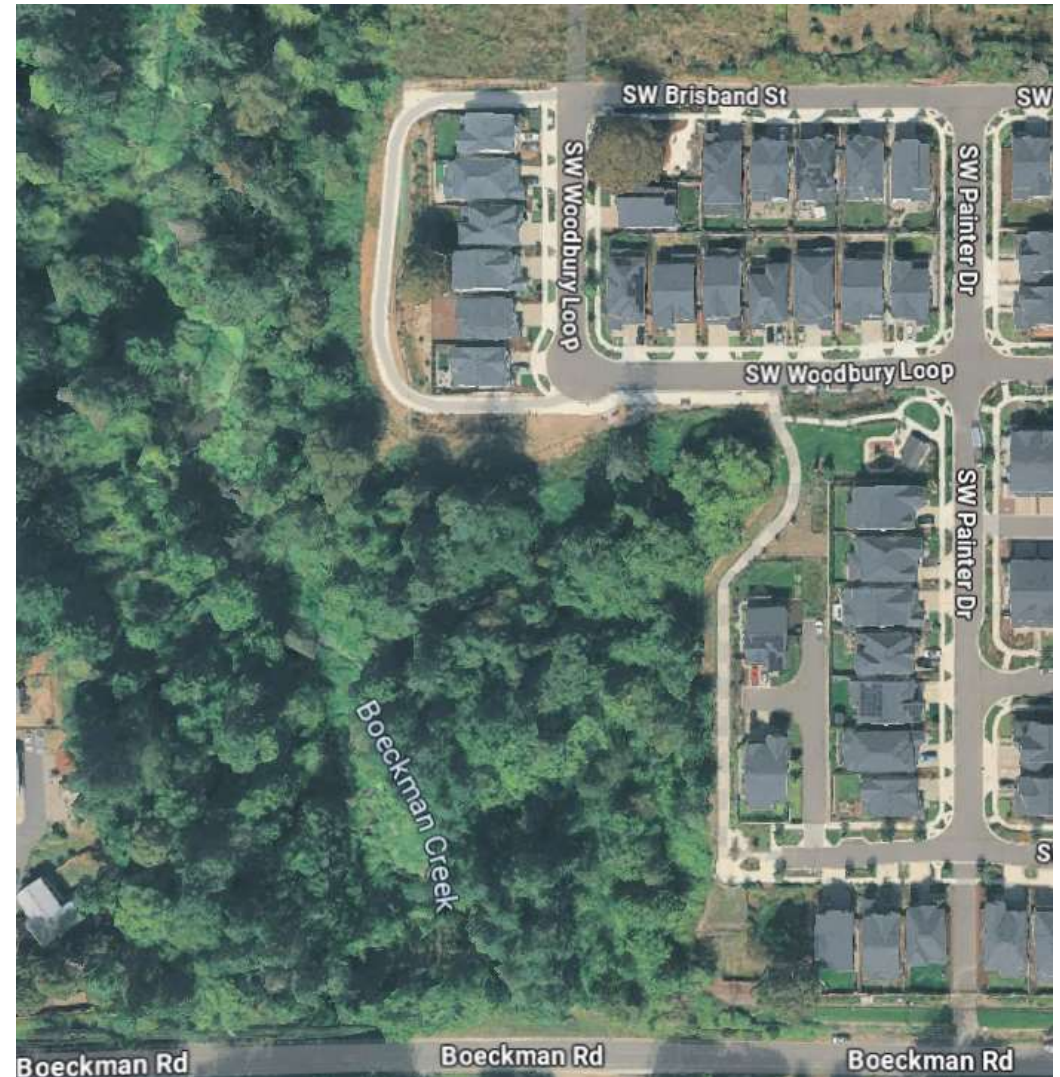
Project Scope and Goals

- *New*: Consistency with HB 4037 requirements
 - Required by July 1, 2026
 - Class II Administrative Review process for all residential development applications meeting clear and objective standards
 - Mailed public notice radius limited to 100 feet
 - Only the applicant may appeal a decision
- Implement HPS Action C
 - “Evaluate use of administrative review processes for residential development”
- Consistency with SB 974 requirements
 - 14-day public notice period (increased from current 10-day)



Waivers and Appeals

- Updates for process clarity
 - New Code Section 4.119 Waivers
 - Updated Appeals Section 4.022



Class II Modifications Threshold

- Change square footage threshold (maximum) to 10,000 square feet
- Keep limitation of 25% of building and/or site area

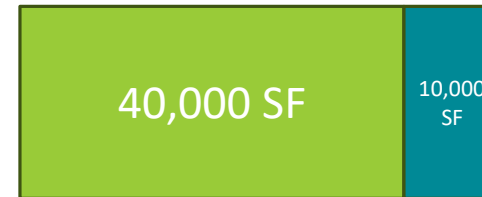
Only applies to existing development or approved architectural and site development plans



EXAMPLES



Can review building size increase up to 5,000 SF administratively



Can review building size increase up to 10,000 SF administratively

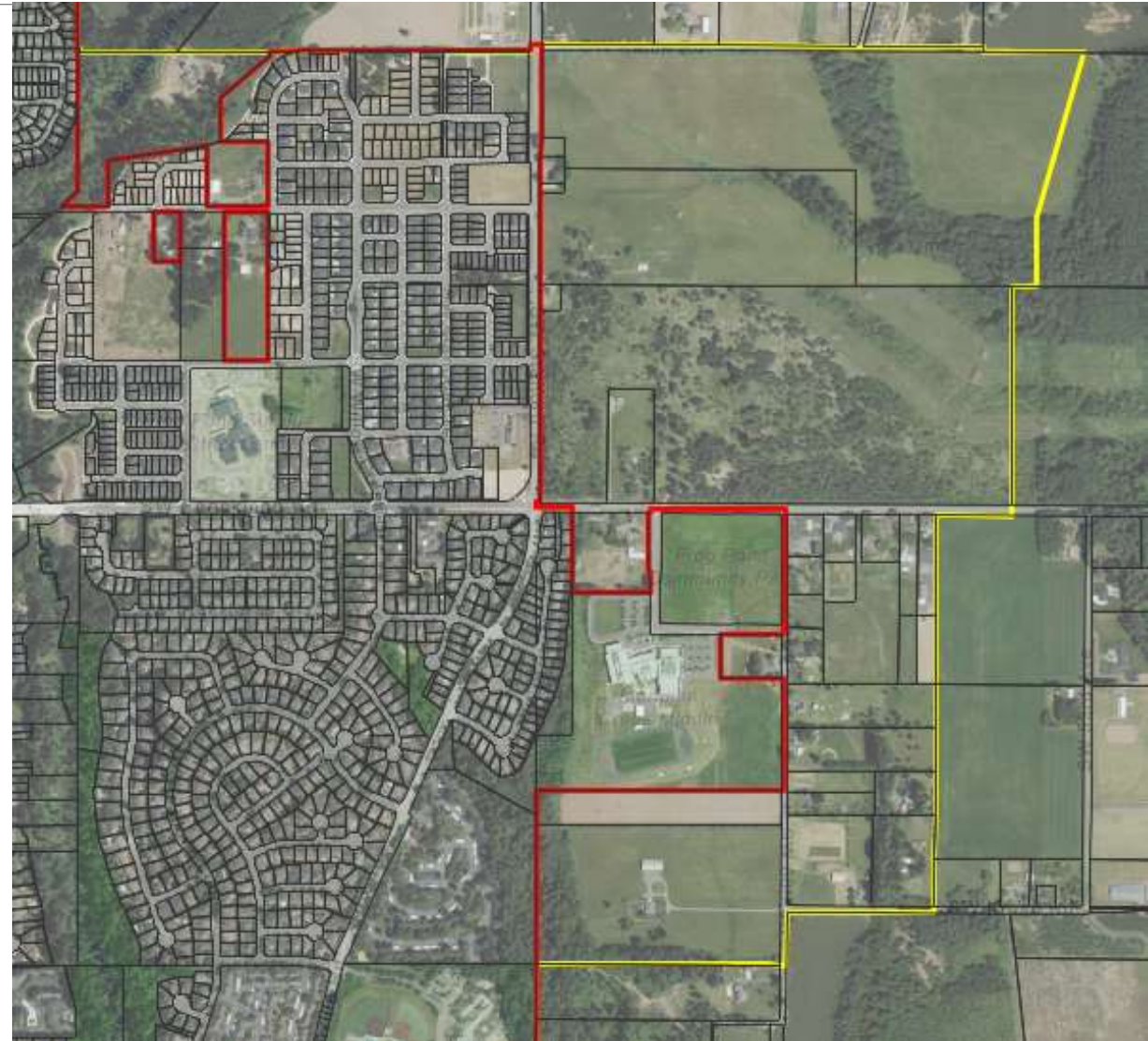


Can review building size increase up to 10,000 SF administratively

Annexation

- New expedited process
 - Residential annexations would be reviewed and decided with one public hearing before the City Council
 - No prior recommendation from DRB

Precedent: Coffee Creek Industrial Design Overlay District uses this same process for annexations



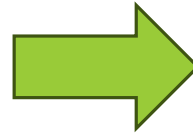
Development Review Board

DRB Member Comments

Desire to serve the community

Preference for fewer canceled meetings

Available for additional meetings if needed



Proposed Amendments

Consolidate two DRBs into one

Increase DRB from 5 to 7 members

Changes effective in 2027



Discussion Questions

- What comments or questions do you have about the proposed amendments?
- With reviewing waivers administratively, should the project team further consider:
 - If additional criteria should be drafted for these waivers, or
 - If some of these standards should not remain eligible for waivers?
- Do you recommend any changes to the draft Development Code amendments?

