

Staff Report

TO: CITY COUNCIL
THRU: RICHARD LEAHY, CITY MANAGER
FROM: CINDY BAKER, INTERIM DEVELOPMENT SERVICES DIRECTOR
SUBJECT: APPROVAL OF PRELIMINARY WORK PLAN AND SCHEDULE FOR
ADDITIONAL WORK ON THE SUSTAINABLE DEVELOPMENT STUDY
MEETING OF: April 9, 2007

ISSUE: Shall the City Council approve a schedule and preliminary scope for additional work on the Sustainable Development Report for Low Density Residential Zones?

STAFF RECOMMENDATION: To approve a schedule and preliminary scope for additional work on the Sustainable Development Report; and request that staff work with the Citizen Advisory Panel (CAP), consultants, and attorney to refine the scope of work, prioritize tasks, and return with a proposed budget for City Council approval.

POLICY DECISIONS: On March 12, 2007, the City Council adopted Ordinance 431, an interim ordinance to temporarily remove restrictions on development with densities less than four dwelling units per acre in Low Density Residential Zones. Under State Law, the Interim Ordinance may only be in effect for 6 months (it will expire on September 11, 2007). At that time the Council will need to adopt a permanent ordinance; or it may extend the interim regulations for an additional six months.

BACKGROUND: The City's Low Density Residential Zone has been subject to a building moratorium for the past year (March 20, 2006 through March 20, 2007), and is now subject to interim regulations that expire on September 11, 2007.

Adopting interim regulations for this zone allows additional time to thoroughly review the recommendations of the Planning Commission and to conduct further analysis regarding appropriate permanent changes to the City's existing development regulations.

During the moratorium period, city staff, consultants and the CAP conducted studies and prepared reports that identified and evaluated transportation, environmental, neighborhood character, capital facilities, and policy impacts related to different housing densities in the Study Area (Low Density Residential R-1 Zone). These studies are referred to as the Sustainable Development Report (SDR). The SDR was reviewed by the Planning Commission and City Council prior to either board taking action on the topic.

Additional Analysis Needed

When the City Council adopted the interim regulations on March 12, 2007, it determined that additional information and analysis was needed beyond the SDR before a permanent decision about zoning and environmental protection in the R-1 zone could be made.

With assistance of the CAP, we have identified six possible areas for further analysis: 1) Transportation (including impacts of local and regional traffic and necessary improvements to retain Level of Service); 2) Hydrology (including surface water and groundwater); 3) Geotechnical (including soil conditions, landslides, and earthquake faults); 4) Other Critical

Areas (including wetlands and wildlife corridors); 5) Neighborhood Character (including CC&Rs and buildable lands); and 6) Other.

We are still developing costs estimates for these tasks, however, they initially appear to be very substantial. We intend to continue working with the consultants, our Attorney, and the CAP to better refine these costs and prioritize them for your future consideration.

Schedule

To comply with the September 11, 2007 deadline of the interim R-1 regulations, we must pursue an aggressive work schedule, which is summarized below.

Date	Task
April 2007	Work with CAP, consultants, and attorney to finalize scope of work and prioritize elements. Begin work on well defined issues/topics.
May 7, 2007	Public Hearing by City Council on Interim R-1 Regulations. Seek Council approval on full scope of work and project budget.
June 18, 2007	Initial draft of report complete.
June 2007 (to be determined)	Possible joint meeting of City Council and Planning Commission to review preliminary report findings.
July 3, 2007	Finalize report.
July 6, 2007	Submit possible code revisions (if any) to CTED for 60-day Review and Comment Period
July 18, 2007	Planning Commission Public Hearing
Aug. 1, 2007	Planning Commission Public Hearing – Recommendations to City Council
Aug. 20, 2007	City Council – 1st Reading of Planning Commission Recommendations
Sep. 4, 2007	City Council – 2nd Reading and Adoption
Sep. 10, 2007	Back-up Date for City Council Action
Sep. 11, 2007	Interim R-1 Development Regulations Expire

This schedule provides little room for delay and tries to balance the time needed to develop the information with the time needed to give the City Council adequate time to decide the matter.

ALTERNATIVES:

1. Approve the preliminary work plan and schedule; or
2. Identify desired changes in the work plan and schedule; or
3. Not approve the request and accept the February 20, 2007 Sustainable Development Study as is.

RECOMMENDED MOTION:

I MOVE THAT THE CITY COUNCIL APPROVE THE PRELIMINARY WORK PLAN AND SCHEDULE FOR ADDITIONAL WORK ON THE SUSTAINABLE DEVELOPMENT STUDY, SUBSTANTIALLY AS PRESENTED, AND ASK THE STAFF TO WORK WITH THE CAP, CONSULTANTS, AND ATTORNEY TO REFINE THE SCOPE OF WORK AND PROJECT BUDGET FOR FUTURE CITY COUNCIL CONSIDERATION AND APPROVAL

ATTACHMENT:

Attachment A: Summary of Work Plan Scope for additional work on the Sustainable Development Study

Summary - Work Plan for Additional Work on Sustainable Development Study

<i>Goals to Complete Sustainable Development Study (see attachments for detailed tasks)</i>	<i>Estimated Costs</i>	<i>Consultants/ Comments</i>
1. Transportation		Pertect
Goal 1 Identify transportation needs that would support Maximum (R-4) development	To be provided.	
Goal 2 Identify non-motorized improvements	To be provided.	
Goal 3 Identify transportation system costs for needed roadway systems improvements	To be provided.	
Goal 4 Assist in Low Impacts Development Standards	To be provided.	
Goal 5 Assist in Development Standards	To be provided.	
Goal 6 Evaluate Safety	To be provided.	
Goal 7 Develop a Transportation Report	To be provided.	
2. Hydrology		
Surface Water		Pertect
Goal 1 Identify storm system needs to support development alternatives Goal 2. Develop storm system improvement development plan with costs; evaluate Goal 3. Develop water quality protection plan (The above includes Review Basin areas around Lake Leota; coordinate with surface water management plan (under separate contract); further evaluate Low Impact Development –look at other jurisdictions’ codes; evaluate if flows to Bear Creek could meet a refined “Litowitz” test; Review Bob Harmon data)	To be provided.	
Groundwater Goal 1 Update & Improve groundwater flow map in R-1 zone	To be provided.	Options for cost savings Right-of-Entry possible problem
City time meetings, coordination, review, etc	To be provided.	
3. Geotechnical		Golder
Goal 1 Review and update landslide hazard areas in R-1 Goal 2 Evaluate active faults in R-1 Goal 3 Prepared Stratigraphic Study in R-1 Goal 4 Coordinate with CAP	To be provided	Right-of-Entry possible problem

4. Other Critical Areas Information		Jones & Stokes
Goal 1 Identify additional wetlands Goal 2 Identify any wildlife corridors in R-1 Goal 3 Reassess Bear Creek systems for Litowitz”	To be provided	J&S (review by Steward & Assoc.) Right-of-Entry possible problem
5. Neighborhood Character & Land Use		Jones & Stokes
Goal 1 Identify and evaluate CC&R’s Goal 2 Review & strengthen Neighborhood Character report Goal 3 Re-evaluate residential zones in WMC Goal 4 Evaluate Density Transfer Goal 5 Prepare Documents, assist staff and CAP Goal 6 Prepare Buildable Lands Data and Report	To be provided	Right-of-Entry possible problem
6. Other		
Goal 1 Request Health Department assist city with knowledge about alternative septic systems	To be provided	