

CITY COUNCIL COMMUNICATION



MEETING DATE: January 22, 2019 **ITEM NUMBER:** 11.A.
SECOND READING: N/A
TYPE OF ITEM: General Business
PRESENTED BY: Joni Marsh, Planning & Development Services Director, 303-774-4398
Don Burchett, Planning Manager 303-651-8828

SUBJECT/AGENDA TITLE: Land Development Code Amendments

EXECUTIVE SUMMARY: This item provides a review of code amendments for 2019 including a sustainability evaluation system, riparian setback review criteria, affordable housing incentives, and several code sections relegated to Phase 2 of the contract with Clarion Associates.

COUNCIL OPTIONS: Provide policy direction on a number of items associated with the code updates. Provide staff and Clarion with direction regarding priority and preferred timing of proposed scope of work.

RECOMMENDED OPTIONS: Council policy direction.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: The current contract includes \$80,000 of budgeted funds for completion of Phase 2. Additional funds may be required to complete the work as outlined.

BACKGROUND AND ISSUE ANALYSIS:

Planning and Development Services has a contract in place with Clarion Associates which includes a draft schedule and scope of work (Attachment A) for additional Land Development Code updates. The scope includes several Council directed items, a few items that staff has included based on community feedback, and some that we were not able to complete with the first phase of the code amendments. The current schedule would have all of the work completed by the end of 2019. Based on recent discussions involving the City Council, we believe that this schedule and scope of work may need to change to reflect Council's desire to complete three items much sooner. Those items would be the river corridor setbacks, a sustainability evaluation system for development applications, and affordable housing incentives updated to reflect adoption of the inclusionary housing ordinance.

Council directed staff to review the code as it relates to the riparian setback section of the Land Development Code and to provide Council with a sustainability evaluation tool which could be applied to development applications. The proposed code work related to these two items will provide Council with additional tools as it pertains to the river corridor setbacks, where Council



is now the decision making body on variances, and to both the Planning Commission and City Council for overall land use decisions via the sustainability tool.

Currently there are no applications in the development process seeking a variance to the riparian setback, however, we are aware that there are property owners who have an interest in development that may ultimately require a variance application to proceed. The section of code that currently applies to the setback is attached (see attachment B) for Council's information.

Staff is seeking Council feedback on two specific topics that Clarion will be working on and would like to hear what specific objectives Council would like to see met with an evaluation system.

How does Council foresee those objectives being operationalized in the development review and approval processes?

Trade-offs or impacts to implementation of a sustainability evaluation system for development applications.

Criteria for review of reduced or enhanced setbacks.

Feedback on mitigation tools that applicants could propose to offset impacts to variance requests in the riparian setbacks.

Integrated River Corridor Projects

There are several projects in process related to Council's work plan item B3 and the collective outcomes of each of those projects are interwoven. Staff thought it important to mention these projects so Council has the full picture of related work and timing. Staff met as a team with our respective consultants who are currently working with the various projects noted below to ensure we are communicating collectively around Council objectives.

- The Wildlife Management Plan Update is underway with Natural Resources. Plan adoption is scheduled for early summer 2019. The WLMP will include recommendations that will potentially have implications for the Longmont Municipal Code and to the riparian setback work Council is undertaking.
- The river corridor and its future development are key components of work plan item B3. The work of the Advisory Panel of City Council related to Goals B3 and B4 will continue to inform the work on the Blueprint and subsequent changes to that plan as directed. Setbacks have significant impact on the implementation of any plan that addresses infill and redevelopment along the St. Vrain Creek.
- The RSVP is the ongoing capital project to protect the community from flooding along the St. Vrain Creek. The design of the channel will ultimately change the current river corridor significantly in some urban segments and as a result, increase the riparian corridor beyond its current width. A segment by segment evaluation of the corridor may be desirable as future development and redevelopment is proposed.
- The Main Street Corridor Plan and the 1st and Main Plan both play a key role in integrating land use changes based on Envision Longmont and the recently adopted rezoning. Both of these plans will play a key role in shaping redevelopment projects in

the river and Main Street areas and tie in with both the transit station and Downtown. Consideration of the river corridor and the vision for its ultimate design and use will be key in creating a positive outcome that the community will value.

ATTACHMENTS:

- A. Clarion Scope of Work
- B. Existing Riparian Setback Code Section