

ATTACHMENT 3

Project History and Outreach

Central Area Single Family (R-1) Development Standards Project

History and Outreach

- October 2012: Planning Commission Single Family Residential Bulk and Mass Standards Task Force formed (Commissioners Corman and Rosenstein)
- October 3, 2012: City Council/Planning Commission Liaison Meeting; Design Review Commissioners participate
- October 5, 2012: Request for Proposals issued by City staff for R-1 Bulk and Mass Study
- January 2013: Consultants Dyett and Bhatia Urban and Regional Planners (D&B) selected to conduct a Central Area Single-Family Dwelling Bulk and Mass Study and Zoning Code Update. D&B team includes John Kaliski Architects (JKA)
- February 5, 2013: City Council approves a contract with consultant Dyett & Bhatia (D&B) for Central R-1 Bulk and Mass Study and Zoning Code Update
- February 6, 2013: Project kick-off meeting with consultant JKA and staff for the Central R-1 Bulk and Mass Study; tour of the City's R-1 areas
- March-June, 2013: Consultant JKA holds meetings with staff, Task Force and stakeholders, including local architects, former mayors and real estate professionals
- July 11, 2013: JKA and D&B "Issues and Options Paper" analyzing existing conditions is presented to the Planning Commission at a Study Session
- August 6, 2013: City Council Study Session Report on project progress
- October 15, 2013: After several meetings with the Planning Commission Task Force and staff, JKA produces a draft Recommendations Report
- October 24, 2013: Public Workshop at which draft Recommendations Report is presented to the public. Approximately 35 people attend, providing many comments (*Extensive outreach for meeting including newspaper notice, emails, fliers*)

Planning Commission (PC) Study Sessions

- November 21, 2013: Recommendations Report presented to the Planning Commission (PC) with additional input from JKA and staff as a result of public input from the October Workshop
- March 27, 2014: PC considers Recommendations Report and public input; discusses potential code amendments and requests information from staff
- May 8, 2014: “
- July 17, 2014: “
- July 24, 2014 “

Design Review Commission Presentation

August 7, 2014: Planning Commission Task Force presentation to Design Review Commission (DRC)

Planning Commission Public Hearings (newspaper and email notices)

- August 7, 2014: First public hearing; Included comments from DRC Chair John Wyka
- September 11, 2014: Continued public hearing; PC further refined draft ordinance language
- September 16, 2014: City Council/Planning Commission Liaison Meeting (Mayor Bosse, Councilmember Mirisch, Chair Fisher and Commissioner Corman)
- September 29, 2014: Final Planning Commission public hearing; PC adopts resolution recommending ordinance to City Council
An email was sent to all potential interested parties of record (including the City’s list of homeowner associations and community groups) the week before the meeting with the staff report and draft ordinance attached. A few residents responded with questions or comments.

City Council Public Hearing (newspaper and email notices)

October 21, 2014 City Council public hearing on the draft ordinance