

COMPREHENSIVE PLAN UPDATE

BREMERTON2035

City Council
Study Session
May 11, 2016

Presenters: Allison Satter,
Lisa Grueter, BERK Consulting,
Kelli Lambert

Deliberation
and Finalizing
Documents
prior to Public
Hearing

AGENDA

■ Comments Received

1. Comprehensive Plan

2. Shoreline Master Program – limited amendments

3. Zoning Code & Map Proposed Amendments

4. Multifamily Tax Exemption



2016 COMPREHENSIVE PLAN

AGENDA OVERVIEW: COMPREHENSIVE PLAN

1. Comprehensive Plan Additional Amendments

1. State Agency Comments
2. City Services appendix update
3. Navy Base Kitsap language revisions
4. County Consistency
5. Redesignation of one parcel from Low Density Residential to General Commercial
6. Any Other Council Amendments?

COMPREHENSIVE PLAN AMENDMENTS

AGENCY COMMENTS

■ Department of Commerce

- Many positive comments
- Identified typo on projected population in the Housing Chapter
 - Housing Element (introduction page H-4)
 - 52,017 (error number) should be 53,407
- Introduction Element cites 5-year cycle for GMA compliance
 - Recommends being more generalized. Introduction (page I-8)
 - “A major review of the Plan is ~~anticipated at five-year intervals set pursuant to RCW 36.70A.130~~ while amendments to the Plan will only be considered during annual reviews.”

Comment A: Department of Commerce

COMPREHENSIVE PLAN AMENDMENTS

AGENCY COMMENTS

- Puget Sound Regional Council
 - Many positive comments
 - Provided recommendation to polices:
 - To prioritize infrastructure funding to support development in Centers
 - Additional language on prioritization is being added to the City Services Appendix page 28 (list), and proposed adding a policy to the Transportation Element Goal 5 (Trans Page 15):
 - TR5(L): Provide a prioritize list of transportation projects that supports the Comprehensive Plan vision. That prioritized list should consider projects that support the Downtown Regional Center and Puget Sound Industrial Center-Bremerton and the City's Centers Concept, or approved by a functional plan.
 - Ensure consistency with Comp Plan and Downtown Subarea Plan population
 - Additional language is being added to ensure consistency (Land Use Appendix Page 25 – Table to be inserted)
 - Recommends considering additional opportunities to support alternatives to driving alone to and from regional center
 - It is addressed, but also acknowledges the Downtown environment and connection with NBK and Ferry system, No additional amendments are proposed.

Comment B: Puget Sound Regional Council

COMPREHENSIVE PLAN AMENDMENTS

AGENCY COMMENTS

■ Puget Sound Regional Council

- Recommends additional language about the travel forecasting and addressing state-owned facilities.
 - Discussed with PSRC, information is within the background analysis for the update. Clarification about the State-owned facilities has been added into the Transportation Appendix (page 41):
 - Also, the growth anticipated on state-owned facilities is driven by regional growth, as well as growth anticipated within the City. To address this, the City's network has capacity to absorb some growth. Delays on parts of the City's network are a result of backups on the regional network, rather than local-level capacity constraints.
- Recommended adding strategies to policies if there is a funding shortfall
 - Recommended revising City Service Policy CS3(Q) (page CS-8):
 - *CS3(Q): Ensure that the land use element, capital facilities plan element, and financing plan are coordinated and consistent for the 6 and 20-year planning period. ~~Reassess the land use element if probable funding falls short of meeting existing capital facilities' needs.~~ If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop, or the City may consider other funding sources. If the probable funding falls short of meeting the capital facility needs of the anticipated future land uses and population, the type and extent of land uses planned for the City must be reassessed.*

Comment B: Puget Sound Regional Council

COMPREHENSIVE PLAN AMENDMENTS

AGENCY COMMENTS

- Puget Sound Regional Council
 - Recognizes challenges involving implementing multimodal LOS. PRSC provided suggestion including supporting transit, pedestrian, and bicycle projects as mitigation for development.
 - The Plan has many policies about the importance of multimodal LOS, including the supporting Nonmotorized Transportation Plan. No additional amendments are proposed.
 - Add prioritizing language into the City Services Chapters and should clarify cost
 - Added in the [update of the City Service Appendix](#) (page 28)
 - [Clarification of cost](#) was provided and City Service appendix was updated
 - Recommends incorporating a requirement for sewer when developing.
 - Revising City Service policy, City Service Page 7: CS3(J): *Work with the development community to provide adequate infrastructure, [such as roads, sewer, water and stormwater](#) for new growth. Explore options for a strategic impact fee program.*

Comment B: Puget Sound Regional Council

STAFF RECOMMENDED UPDATES TO THE CITY SERVICE CHAPTER

- Updated water, wastewater, and stormwater capital costs and revenues.
 - The updated information is based on Public Works' April 2016 capital improvement programs for these systems. The Draft City Services Appendix had noted in several places that the programs for these systems were subject to change.
- Correction of the Fire response time per comments from the Chief.
- Selection of a Public Buildings LOS.
 - We had a couple of options listed and chose the one that does not require the City to add facilities as growth occurs.
- Responses to PSRC comments.
 - Clarify the difference in Transportation costs in the Transportation Appendix (based on current dollars) and the City Services Appendix (based on year of estimate – we also saw a need to slightly update our year of estimate results).
 - Add optional or discretionary project prioritization criteria.
- Reference to the County's slightly lower population for the UGA as a scenario (provided at the end of the City Service Appendix)
- Other editorial changes and corrections.

- *City Council will be receiving a complete City Service Appendix in your replacement pages*

COMPREHENSIVE PLAN AMENDMENTS

AGENCY COMMENTS

- **Washington State Department of Transportation**
 - Provided two comment letters
 - Change Kitsap Way (State route) to level of service D (instead of E)
 - Revisions were made to Transportation Element Policy TR1(D) on Trans Page 10)
 - All roads other than Kitsap Way are Level of Service E.
 - Added “WSDOT disclaimer” onto three maps whose origins come from WSDOT data (Trans Appendix Pages 27-30)

***Comment C: Washington Department of Transportation
(12/17/2015 (Comment #76) and 5/2/16)***

COMPREHENSIVE PLAN AMENDMENTS AGENCY COMMENTS

■ Suquamish Tribe

- Provided two comment letters
- Provides suggestions to Policy regulations
 - Previously provided updating policies:
 - [LU3\(K\), LU4\(A\), LU2-Cen\(A\), LU1-DC\(D\), E2\(C\), and E2\(E\)](#)
 - Concerned with UGA expansion.
 - The City is not further expanding into areas that the Tribe is concerned with. No additional amendments required.
- Shoreline Master Program and Critical Area was provided for their review.

Comment E: Suquamish Tribe two comments (12/7/15 (Comment #75) and 4/21/16 (Comment #87)).

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Comprehensive Plan.

At the study session Council considered summaries of the agency comments and directed staff to incorporate into the Comprehensive Plan the changes identified on slides 5-11

COMPREHENSIVE PLAN AMENDMENTS

NAVAL BASE KITSAP REVISIONS

■ Naval Base Kitsap Consistency

- Language was included about Naval Base Kitsap and the Controlled Industrial Area.
- Recommended by Planning Commission to include this update but has not reviewed this text.
 - Economic Development Appendix (page 5)
 - “employees” to “[civilians and active duty personnel](#)”
 - Transportation Appendix (page 8 and 31)

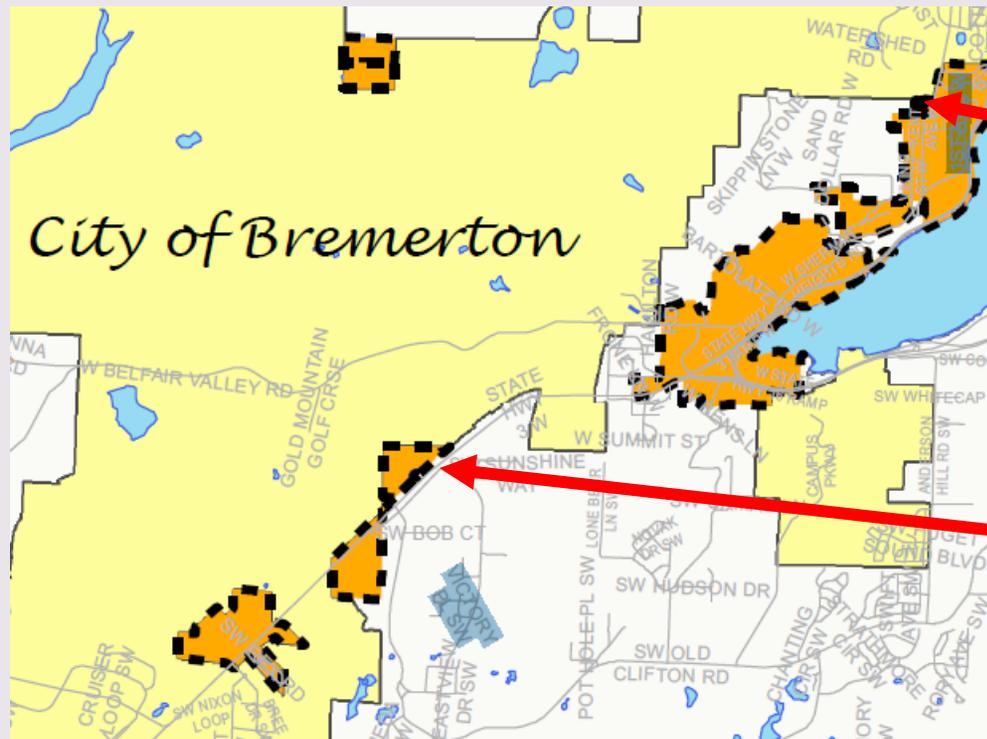
POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Comprehensive Plan.

At the study session Council agreed to include clarifying language for the references to Naval Base Kitsap.

COMPREHENSIVE PLAN AMENDMENTS CONSISTENCY WITH COUNTY

- Kitsap County will adopt by mid-June.
- Two areas include per County's request: Revisions to the maps for UGA and Eventual Growth (Land Use Element page 41 & 42)



16 parcels (total of 2 acres) adjacent to City of Bremerton and West Bremerton UGA

3 parcels (total of 32 acres), City of Bremerton owns 31 acres (two parcels), one 1-acre SFR lot.

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Comprehensive Plan.

At the study session Council agreed that the City's Comprehensive Plan should include the Urban Growth Areas (UGAs) as adopted by Kitsap County. All maps that are incorporated into the City's plan will have a disclaimer indicating that our maps should show the UGA geographies as they are adopted by Kitsap County.

COMPREHENSIVE PLAN AMENDMENTS CONSISTENCY WITH COUNTY

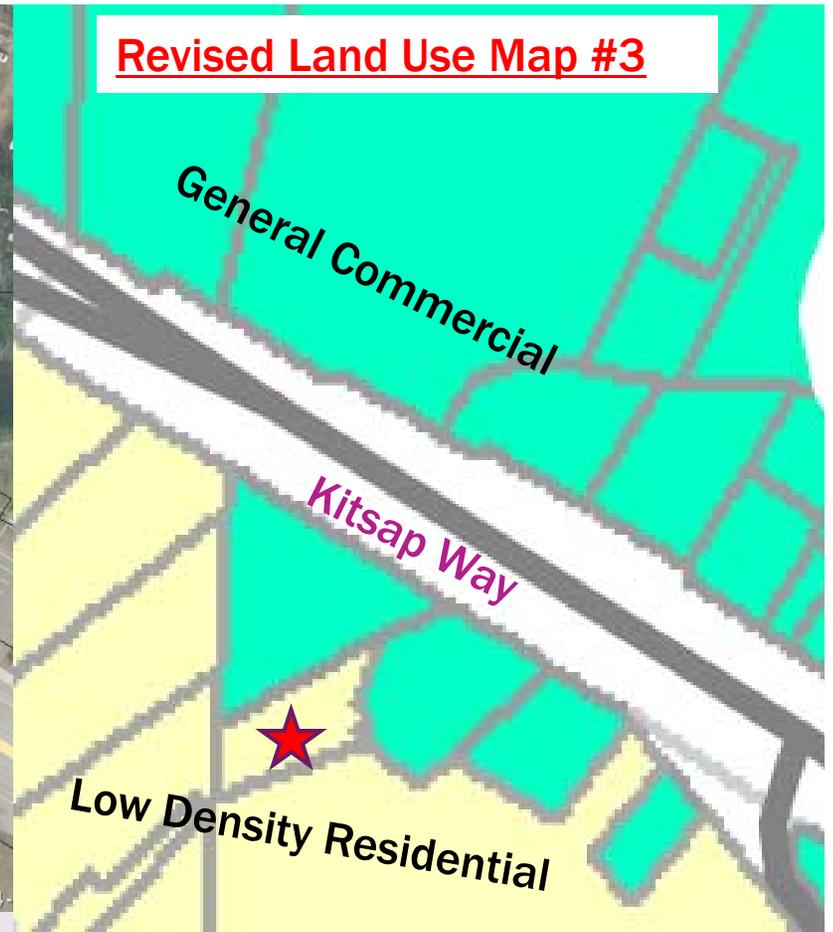
- Kitsap County will adopt by mid-June.
 - **Equivalent Table** to assist/incentives with Annexation (replace Land Use Element Page 44)
 - Placeholder page currently in draft. Recommended by Planning Commission to include this update but has not reviewed this text.

| County Designation | City Designation Equivalent |
|----------------------------|-----------------------------|
| Neighborhood Commercial = | Neighborhood Business |
| Business Park = | General Commercial |
| Industrial = | Industrial |
| Urban Low Residential = | Low Density Residential |
| Urban Medium Residential = | Medium Density Residential |
| Urban High Residential = | Multifamily Residential |
| | |

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Comprehensive Plan.

At the study session Council agreed that staff will incorporate a table of Kitsap County land use designations and the equivalent City of Bremerton designation into the City's Comprehensive Plan.



POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Comprehensive Plan.

At the study session Council directed staff to amend the Land Use map to designate the identified parcel from Low Density Residential to General Commercial.

COMPREHENSIVE PLAN AMENDMENTS

**Any other Amendments
from Council?**

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Comprehensive Plan.

The City Council did not have any further amendments to the Planning Commission recommended Comprehensive Plan at the time of the study session.

SHORELINE MASTER PROGRAM

AGENDA OVERVIEW: SHORELINE MASTER PROGRAM

1. Shoreline Master Program Limited Amendments

1. Review of Planning Commission Recommended Draft

- No agency comments regarding this topic and no further Staff initiated amendments

2. Any Other Council Amendments?

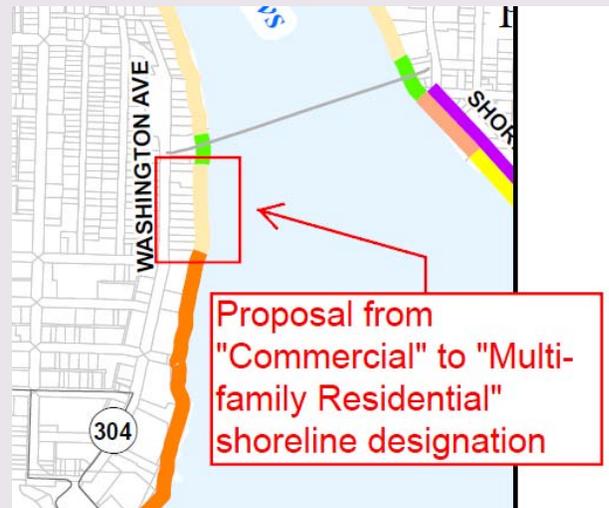
PROPOSED LIMITED AMENDMENTS

- Text:

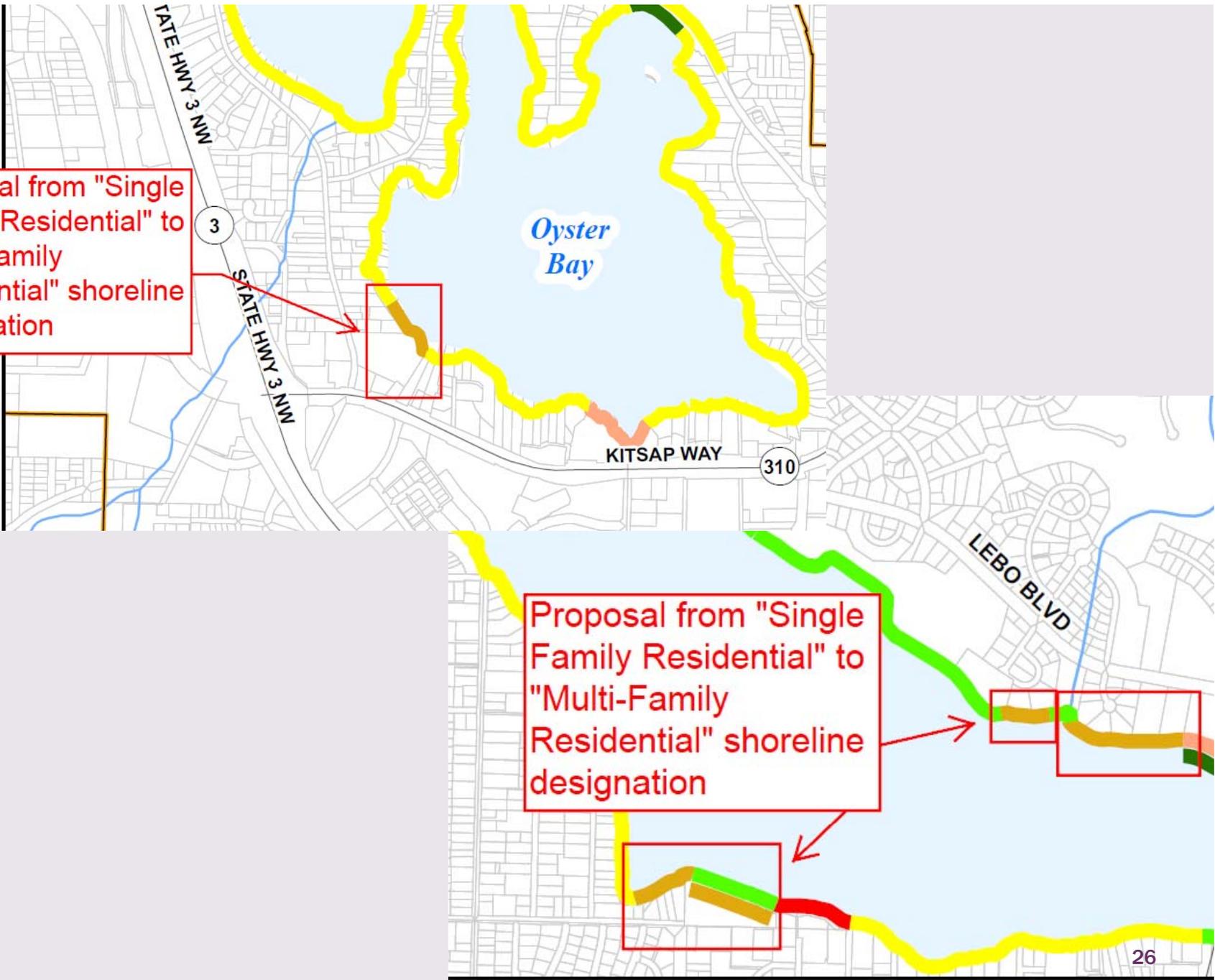
- Removed superseding sections to the Critical Area Ordinance
- Revised Land Use chart to allow single-family homes in more areas

- Maps:

- Corrected mapping error in downtown to be consistent with the Subarea Plan
- Amended map to be consistent with Comp Plan Land Use Map changes



Proposal from "Single Family Residential" to "Multi-family Residential" shoreline designation



Proposal from "Single Family Residential" to "Multi-Family Residential" shoreline designation

AGENDA OVERVIEW: SHORELINE MASTER PROGRAM

1. Shoreline Master Program Limited Amendments

- No additional Amendments from the Planning Commission recommended draft

**Council have any additional amendments
or questions?**

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Limited Amendments to the Shoreline Master Program.

The City Council did not have any further amendments to the Planning Commission recommended Limited Amendments to the Shoreline Master Program at the time of the study session.

BMC TITLE 20 AND ZONING MAPS

AGENDA OVERVIEW: ZONING CODE AND MAPS

- 1. BMC Title 20 (Zoning Code), Map and Subarea Plans additional amendments**
 - 1. Clarify that language in BMC 20.46.050 (RV Parking) remains**
 - 2. State Agency Comments**
 - 3. Redesignation of one parcel from Low Density Residential to General Commercial**
 - 4. Wireless Communication Facilities**
 - 5. General Commercial – Industrial use criteria**
 - 6. Failed Commission Motion – Automobile Sales in District Center Core**
 - 7. Parking Requirements in Centers**
 - 8. Any Other Council Amendments?**

ZONING CODE AMENDMENTS CLARIFICATION

- **BMC 20.46.050 – RV parking standard**
 - Staff proposed to remove (d) Planning Commission did not support. No changes are proposed to BMC 20.46.050, Recreational Vehicle Parking on a Private Lot.

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

The text of the BMC was shown as deleted in the printed materials that the City Council received. The text available online was correct as the Planning Commission recommended it. The City Council agreed at the study session that the language should remain related to parking RV's in front yard setbacks.

ZONING CODE AMENDMENTS

AGENCY COMMENTS

■ Washington State Department of Ecology

- Recommended that we update or include the following definitions to BMC 20.14.200:
 - Add “Associated Wetlands”
 - Match the “Ordinary High Water Mark” definition to Shoreline Management Act and SMP
- Add one clarifying word to BMC 20.14.320:
 - g. Are over one (1) acre and characterized as a mature and old-growth forested wetland or are an estuarine wetland.
- Add sentence to BMC 20.14.330 Development Standards in a Wetland:
 - (c) Activities Allowed in Wetlands. The activities listed below are allowed in wetlands. These activities do not require submission of a critical area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. Any ground disturbing activity or placement of fill within wetlands or in-water may also require state or federal approval and it is the applicant’s responsibly to ensure that they obtain necessary authorization before beginning work. These activities include...
 - (h)(8)(ii)Passive Recreation.
 - a. Walkways and trails; provided, that those pathways that are generally parallel to the perimeter of the wetland may be located in the outer 25 percent of the buffer area and located to avoid removal of significant trees; provided, that...

Comment D: Washington State Department of Ecology

ZONING CODE AMENDMENTS

AGENCY COMMENTS

- **Washington State Department of Ecology**
 - Recommended that BMC 20.14.340 Mitigation Requirements that we allow “state-approved in-lieu fee (ILF)” as possible mitigation.
 - Section is revised to include that program
 - BMC 20.14.340(j) revise to allow 10 years (instead of 5) for the monitoring of the site
 - Allows for woody vegetation to be established.
 - BMC 20.14.350(c) Subdivisions in critical areas, recommendation to add “must be consistent with this title and all other required state and federal approvals.”
 - BMC 20.14.730 Development Standards for Utilities in Critical Areas: (j)Utilities. Placement of utilities within designated fish and wildlife habitat conservation areas may be allowed pursuant to the following standards and that the applicant obtains all other required state and federal approvals for any work in-water or in wetlands:
 - BMC 20.14.740 Special Reports for HMP
 - F(3) (3) Detailed surface and subsurface hydrologic features both on and adjacent to the site, including a field determination of the ordinary high water mark or any surface waters and supporting documentation.

ZONING CODE AMENDMENTS

AGENCY COMMENTS

■ Suquamish Tribe

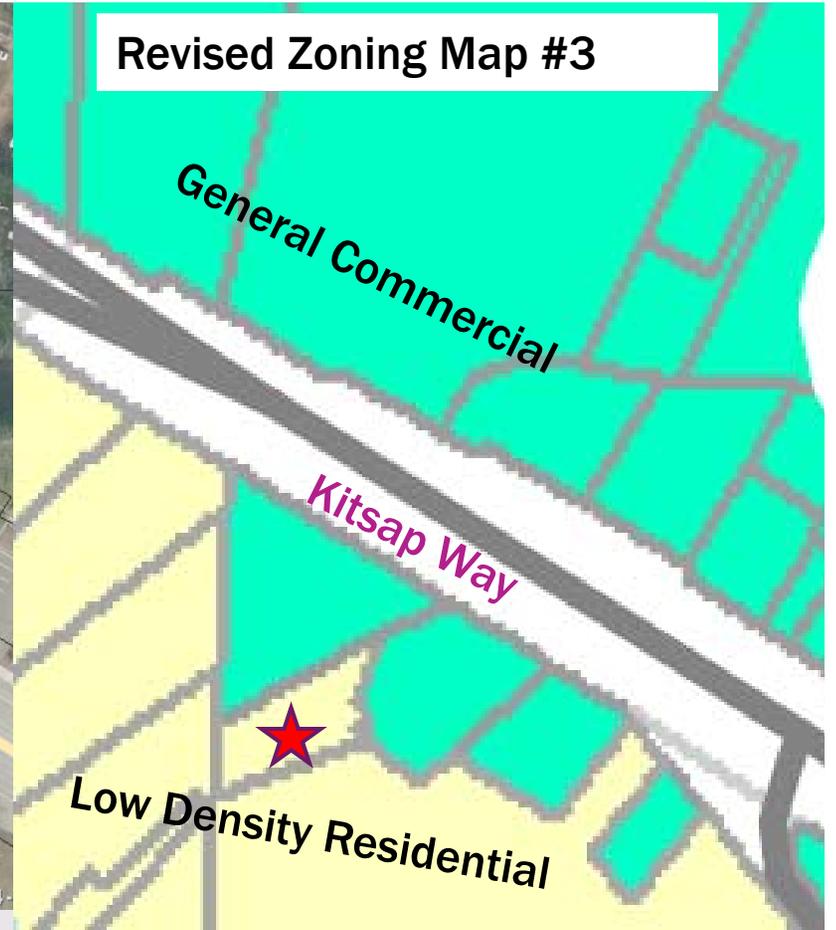
- Recommends to keep Priority Habitat Species (Department of Fish and Wildlife)
 - Staff proposed to be more generalized
 - BMC 20.14.200, Critical Area definitions for “Fish and wildlife habitat conservation areas” reject proposed revisions to “B: Priority habitat species... by the Washington Department of Fish and Wildlife (DF&W)” and leave as is.
 - BMC 20.14.740(e) Special Reports for Fish and Wildlife Conservation Areas
 - In subsection (e)(3) reject the removal of “priority species.”

Comment E: Suquamish Tribe

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

At the study session Council considered summaries of the agency comments and directed staff to incorporate into the Zoning Code the changes identified on slides 33-35



POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

At the study session Council directed staff to amend the Zoning map to designate the identified parcel from Low Density Residential to General Commercial (which is consistent with the Comprehensive Plan Land Use Map).

ZONING CODE AMENDMENTS

WIRELESS COMMUNICATION FACILITIES

■ Staff's Request on BMC 20.46.140

- BMC 20.46.140(c)(3) replace “Personal Wireless Service Facility” as it is not defined and replace with “wireless communication facility”
- Defined “Right-of-way” to include all City property
- Provide further clarification for screening in the intent. Revised BMC 20.46.140(e) to include “All Wireless Communication Facilities shall be screened or concealed to the greatest degree feasible unless otherwise exempt.”
- BMC 20.46.140(e)(2) Removed language permitting the removal of an existing pole in a Commercial zones and allows replacement of pole 20' greater in height.
 - A pole can be replaced by a WCF to be the average height of the neighboring poles (within 300').

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

At the study session Council directed staff to amend Wireless Communication Facilities section of the Zoning code in the manner described on the slide.

ZONING CODE AMENDMENTS

GENERAL COMMERCIAL LIGHT INDUSTRIAL

■ Staff's Request on BMC 20.62.040: General Commercial CUP

- Proposal is to allow light Industrial into General Commercial due to the consolidation of commercial zoning designations.

(d) Light industrial/manufacturing, excluding marijuana production or processing for distribution, provided:

- (1) The applicant can demonstrate that the use will not significantly detract from the visual character of the neighborhood.
- (2) Building Design: All structures shall have the appearance of a multistory building that emulates a commercial office or multifamily structure;
- (3) Development/Design Standards: Must meet all the development and design criteria in BMC 20.62.060 and 20.62.070;
- (4) No odor, dust or smoke byproduct will be detectable offsite and the use meets the noise provisions of BMC 6.32;
- (5) Light sources, both direct and non-direct, shall be selected and placed so that glare produced by any light source does not extend beyond the property lines, except onto adjacent sidewalks; and
- (6) Mini-storage facilities are allowed provided:
 - (i) Site Design: All storage units shall gain access from the interior of the site. Doors for the storage units may not face the public right-of-way with the exception of alleys;
 - (ii) Outdoor storage: Storage of boats, RVs, vehicles, etc. or storage of outdoor pods or shipping containers are considered outdoor storage subject to BMC 20.62.070(b);
 - (iii) Hours of Operation: Mini-storage facilities located adjacent to a residential zone, shall not operate or allow tenant access between the hours of 10:00PM and 7:00AM; and
 - (iv) Uses: Each storage unit shall be used for storage only. No commercial or manufacturing activities, vehicle repair or services, or related activities, whether for business or personal purposes, are permitted in any storage unit.

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

At the study session Council directed staff to amend the General Commercial Conditional Use Permit (CUP) criteria for the establishment of Light Industrial uses in the manner described on the slide. The CUP criteria are necessary to ensure compatibility of uses in the General Commercial district.

BMC 20.70

DISTRICT CENTER CORE (DCC)

- Failed motion from Planning Commission:
 - Motion: Amending motion to allow automobile sales in the Wheaton/Sheridan District Center Core provided the business site is in proximity of Wheaton Way
 - Vote: 3 to 3 – Failed
- Consideration:
 - Wheaton/Sheridan DCC has 76 acres
 - Two legal auto-related businesses: Coopers Auto Repair & Shannon's (nonconforming, cannot expand)
 - Current Code:
 - Automobile Sales are prohibited except in FC zone
 - Proposed:
 - Allow Automobile sales in GC
 - 272 acres of General Commercial in City



BMC 20.70 DISTRICT CENTER CORE (DCC)

- District Center Core Intent:
 - “Town-center” to support surrounding neighborhoods and general public
 - Mixed Use opportunities, commercial and housing at higher densities
 - Pedestrian friendly community without the dominance of automobiles



- Comments received regarding this mater: #47, 81, and 97

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

At the study session Council directed staff to amend the General Commercial (GC) permitted uses to prohibit automobile sales. Staff removed all automotive uses from the permitted uses in the GC. The Council also did not add automobile sales to the District Center Core (DCC) as a permitted use.

BMC 20.48 OFF-STREET PARKING

- Planning Commission recommended revising the Residential Chart (Table in BMC 20.48.060)
 - Item #7: If developing multifamily residential units within a Center – 0.5 parking space required per unit
- Comments received regarding this mater: #85, 91-96

PARKING STANDARDS IN CENTERS

How did we get here?

- In order to incentivize development in centers, Staff proposed adding a parking standard for multifamily units in centers
 - Item #7: Added to table: 1 parking space per unit
- Planning Commission Workshop in March: Testimony received from the public requesting 0.5 parking spaces per unit in all centers to be consistent with Downtown Subarea Plan. Commission was lead to believe that the entire Downtown had a parking standard of 0.5 spaces per unit.
- Based on this understanding, Planning Commission revised parking standard to 0.5 parking spaces per unit.

Standards



DEVELOPMENT ACTIVITY IN BREMERTON

| Project | Parking Requirement | Residential-only Units | Parking Provided |
|--|---------------------------------------|----------------------------|---------------------------------------|
| 4 th Street Mixed Use (in development) | 0.5 space/unit Non res: 1/1,000sf* | 27 units 23,131 sf comm | 37 spaces |
| Inhabit | 0.5 space/unit Non res: 1/1,000sf* | 44 units 4 live/work | 22 spaces |
| | | | |
| Evergreen Pointe | 1 space/unit | 109 units | 114 spaces |
| 1010 Burwell Apartments | 1 space/unit | 26 units | 26 spaces |
| Spyglass | 1 space/unit | 85 units | 98 spaces |
| 606 Apartments | 1 space/unit | 71 units | 71+ spaces in garage ⁴⁹ |

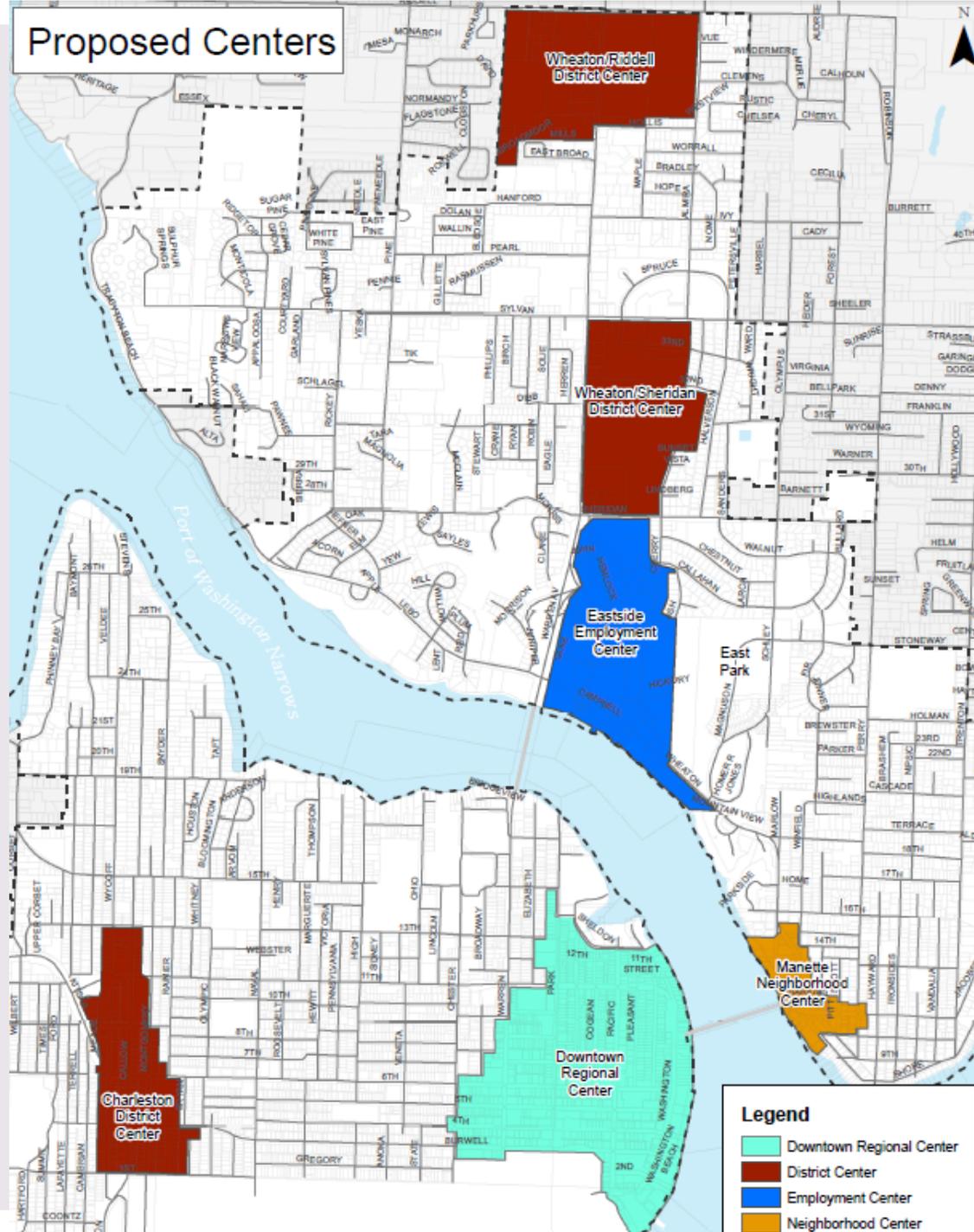
OTHER METROPOLITAN CITIES STANDARDS

| City | Parking Requirement in a Center |
|----------|--|
| Seattle | None |
| Tacoma | Mixed Use: Residential = 1 stall/unit (if mixed use, first 20 dwelling units require no parking) |
| Everett | Bedroom based: 1 stall per studio/1BR; 1.5 stalls per 2+ BR |
| Bellevue | Downtown: Zero, max of 2 stalls/unit |

Right Size Parking: Tools to balance supply

- Support economic development by reducing barriers to building mixed-use multi-family residential developments in urban centers near transit infrastructure;
- Reduce housing costs as well as household monthly expenditures allowing a larger demographic to participate in the urban, infill housing market;
- Encourage use of transit, rideshare, bike and walk;
- Reduce vehicle miles traveled and greenhouse gases emissions & climate change.

Proposed Centers



**Downtown Subarea Plan
supersedes these
requirements**

POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

At the study session Council directed staff to amend the Residential Chart (Table in BMC 20.48.060) Line Item #7 to require 1 parking space required per multifamily unit created in a designated center.

This requirement is applicable to District Centers, Eastside Employment Center, and Manette Neighborhood Center (shown on previous slide, #51). This standard does not apply in other areas of the city or in the Downtown Regional Center.

BMC TITLE 20 AND MAP AMENDMENTS

**Any other Amendments
from Council?**

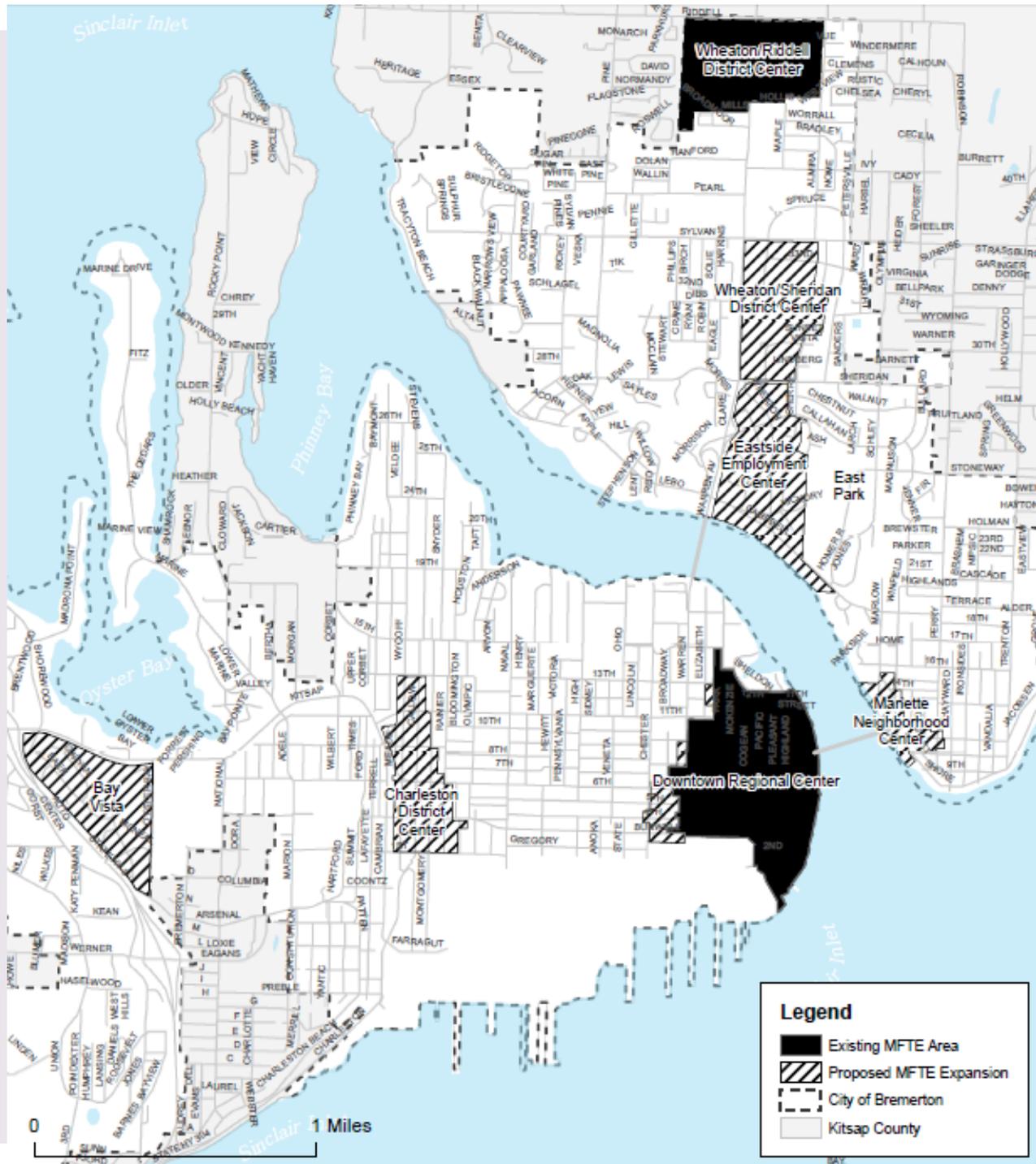
POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to modify the Planning Commission recommended draft Zoning Code.

The City Council did not have any further amendments to the Planning Commission recommended Zoning Code at the time of the study session.

MULTIFAMILY TAX EXEMPTION

KELLI LAMBERT



POST MEETING NOTES BY STAFF

The study session was held on May 11, 2016, and this presentation was considered by City Council members. This slide has been added to the presentation to capture the direction to staff to prepare for the hearing to expand the areas of the City where the Multifamily Tax Exemption (MFTE) Program applies.

The City Council did not have any further amendments to the proposed target areas for the MFTE.