City Council Item

March 10, 2025

Item	Ordinance XXX: Density Bonuses Amendment	
File No.		**Item No:** A.5
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION No formal action. Discussion only.	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

City staff has updated the attached draft ordinance based on prior feedback from the City Council and most recently feedback from the Planning Commission during their meeting on March 4th.

The Planning Commission did not suggest any additional modifications to the draft ordinance as presented. The Planning Commission did ask a number of questions related to affordability including the overall community need for this housing, how the affordable units would be designed in comparison to market rate units, and what tool the city would use to ensure affordability is maintained over the 20 years. Staff also clarified that while this ordinance would provide an opportunity to add additional homes to a project, it would not provide a waiver for any other applicable zoning requirements including but not limited to building setbacks, building height restrictions, or minimum parking standards.

If the City Council would like further discussion based on the attached version of the draft ordinance, city staff will take those questions or feedback, but if the City Council does not have further feedback, this agenda item will not be discussed and city staff will take the draft

Ordinance back to the Planning Commission for further consideration including a public hearing on March 18th.

BACKGROUND

The City's 2040 Comprehensive Plan calls for the city allowing density bonuses in exchange for the creation of affordable housing. In order to utilize that policy in the Comprehensive Plan, the city must establish rules and regulations for the program in city code. The City Council reviewed an initial draft of this ordinance at their meeting on February 24th. City staff updated the draft ordinance based on feedback received on the 24th and brought that updated draft ordinance to the Planning Commission for their feedback on March 3rd.

DISCUSSION

BUDGET

RECOMMENDATION

Staff request feedback from the City Council on the draft ordinance.

ATTACHMENTS

Draft - Ordinance Establishing Affordable Housing Density Bonus