

**City Council Agenda Item 3.B
Meeting of July 20, 2026**



Title: Housing and Zoning Update

Report from: Kendyl Larson, Housing Coordinator
Alisha Gray, EDPF, Economic Development and Housing Manager
Susan Thomas, City Planner

Submitted through: Julie Wischnack, FAICP, Community Development Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Julie Wischnack, Alisha Gray, Kendyl Larson, Susan Thomas

Action Requested: Provide feedback.

Summary Statement

Staff is providing a comprehensive review of housing, zoning, and other topics. Staff is requesting council feedback in the following areas:

- Economic Improvement Program (2027-2031)
- Housing Topics (eviction requirements, expiration of housing contracts, manufactured housing)
- Zoning Update (various topics and public outreach)
- Developer Refinancing (conduit debt) policy updates

Strategic Plan Relatability

Livable & Well-Planned Development

Increase and diversify the types of housing within the city.

Background

See attachments.

Discussion Questions

1. Does the city council have additional direction regarding the draft Economic Improvement Program (EIP)?
2. Does the city council have any additional direction on housing related matters regarding evictions, indexed units, and manufactured homes?
3. Does the city council have any additional direction regarding the zoning update and outreach. Specifically, provide feedback on drive-thru's, accessory dwelling units (adu's), and licensed care facilities?
4. Does the city council have other questions or direction regarding the developer refinancing policy?

ATTACHMENTS:

2027 - 2031 EIP Report

Supplemental Program Data

Housing Brief

Zoning Update

Developer Refinancing Policy