



AGENDA STAYTON CITY COUNCIL MEETING

Monday, August 6, 2018

Stayton Community Center
400 W. Virginia Street
Stayton, Oregon 97383

CALL TO ORDER

7:00 PM

Mayor Porter

FLAG SALUTE

ROLL CALL/STAFF INTRODUCTIONS

ANNOUNCEMENTS – PLEASE READ CAREFULLY

Items not on the agenda but relevant to City business may be discussed at this meeting. Citizens are encouraged to attend all meetings of the City Council to insure that they stay informed. Agenda items may be moved forward if a Public Hearing is scheduled.

- a. Additions to the agenda
- b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.

PRESENTATIONS/COMMENTS FROM THE PUBLIC

Request for Recognition: If you wish to address the Council, please fill out a green “Request for Recognition” form. Forms are on the table at the back of the room. *Recommended time for presentation is 10 minutes. Recommended time for comments from the public is 3 minutes.*

- a. Employee Recognition for Years of Service – Keith Campbell

CONSENT AGENDA

- a. July 16, 2018 City Council Minutes
- b. Ordinance No. 1023, Amending Stayton Municipal Code 5.5 relating to Pharmaceutical Drug Disposal

Purpose of the Consent Agenda:

In order to make more efficient use of meeting time, resolutions, minutes, bills, and other items which are routine in nature and for which no debate is anticipated, shall be placed on the Consent Agenda. Any item placed on the Consent Agenda may be removed at the request of any council member prior to the time a vote is taken. All remaining items of the Consent Agenda are then disposed of in a single motion to adopt the Consent Agenda. This motion is not debatable. The Recorder to the Council will then poll the council members individually by a roll call vote. If there are any dissenting votes, each item on the consent Agenda is then voted on individually by roll call vote. Copies of the Council packets include more detailed staff reports, letters, resolutions, and other supporting materials. A citizen wishing to review these materials may do so at Stayton City Hall, 362 N. Third Avenue, Stayton, or the Stayton Public Library, 515 N. First Avenue, Stayton.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. If you require special accommodations contact Deputy City Recorder Alissa Angelo at (503) 769-3425.

PUBLIC HEARING – None

UNFINISHED BUSINESS

Request to Reopen Hearing, Land Use File #5-04/18

- a. Staff Report – Dan Fleishman
- b. Council Deliberation

Housing Study – Follow-Up

- a. Staff Report – Dan Fleishman
- b. Council Deliberation

NEW BUSINESS – None

STAFF/COMMISSION REPORTS – None

PRESENTATIONS/COMMENTS FROM THE PUBLIC

Recommended time for presentations is 10 minutes.

Recommended time for comments from the public is 3 minutes.

BUSINESS FROM THE CITY MANAGER

BUSINESS FROM THE MAYOR

BUSINESS FROM THE COUNCIL

FUTURE AGENDA ITEMS – August 20, 2018

- a. Public Hearing – Land Use Code Amendments
- b. Public Hearing – Annexation of a Parcel on E. Virginia Street
- c. Shaff Road Water Line
- d. Neighborhood Grants

ADJOURN

CALENDAR OF EVENTS

AUGUST 2018

Monday	August 6	City Council	7:00 p.m.	Community Center (north end)
Tuesday	August 7	Parks & Recreation Board	<i>Cancelled</i>	
Tuesday	August 7	National Night Out	6:00 p.m.	Various City Parks
Tuesday	August 14	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Wednesday	August 15	Library Board	<i>Cancelled</i>	
Monday	August 20	City Council	7:00 p.m.	Community Center (north end)
Monday	August 27	Planning Commission	7:00 p.m.	Community Center (north end)

SEPTEMBER 2018

Monday	September 3	CITY OFFICES CLOSED IN OBSERVANCE OF LABOR DAY HOLIDAY		
Tuesday	September 4	City Council	7:00 p.m.	Community Center (north end)
Wednesday	September 5	Parks & Recreation Board	6:30 p.m.	E.G. Siegmund Meeting Room
Tuesday	September 11	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Monday	September 17	City Council	7:00 p.m.	Community Center (north end)
Wednesday	September 19	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Monday	September 24	Planning Commission	7:00 p.m.	Community Center (north end)

OCTOBER 2018

Monday	October 1	City Council	7:00 p.m.	Community Center (north end)
Tuesday	October 2	Parks & Recreation Board	6:30 p.m.	E.G. Siegmund Meeting Room
Tuesday	October 9	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Monday	October 15	City Council	7:00 p.m.	Community Center (north end)
Wednesday	October 17	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Monday	October 29	Planning Commission	7:00 p.m.	Community Center (north end)

NOVEMBER 2018

Monday	November 5	City Council	7:00 p.m.	Community Center (north end)
Tuesday	November 6	Parks & Recreation Board	6:30 p.m.	E.G. Siegmund Meeting Room
Monday	November 12	CITY OFFICES CLOSED IN OBSERVANCE OF VETERANS DAY HOLIDAY		
Tuesday	November 13	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Monday	November 19	City Council	7:00 p.m.	Community Center (north end)
Wednesday	November 21	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Thursday	November 22	CITY OFFICES CLOSED IN OBSERVANCE OF THANKSGIVING HOLIDAY		
Friday	November 23			
Monday	November 26	Planning Commission	7:00 p.m.	Community Center (north end)

**City of Stayton
City Council Meeting Action Minutes
July 16, 2018**

LOCATION: STAYTON COMMUNITY CENTER, 400 W. VIRGINIA STREET, STAYTON

Time Start: 7:00 P.M.

Time End: 8:43 P.M.

COUNCIL MEETING ATTENDANCE LOG

COUNCIL	STAYTON STAFF
Mayor Henry Porter	Alissa Angelo, Deputy City Recorder
Councilor Priscilla Glidewell (joined at 7:01 p.m.)	Keith Campbell, City Manager
Councilor Mark Kronquist (excused)	Dan Fleishman, Director of Planning & Development
Councilor Christopher Molin	Lance Ludwick, Public Works Director
Councilor Brian Quigley	Janna Moser, Library Director
Councilor Joe Usselman (excused)	Rich Sebens, Chief of Police

AGENDA	ACTIONS
REGULAR MEETING	
Announcements	
a. Additions to the Agenda	None.
b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.	None.
Presentations / Comments from the Public	
a. Samantha Jones	Ms. Jones spoke out in opposition of the recent amendments to the municipal code in the downtown area regarding smoking on the street. Staff addressed possible avenues for a referendum or initiative. Council addressed Ms. Jones and the issues she brought forth.
b. James McGrory	Mr. McGrory also spoke in opposition to the issues addressed by Ms. Jones.
c. James Loftus	Mr. Loftus requested support for his museum through a community grant.
d. David Nielsen	Mr. Nielsen commended the recent slurry seal project in his neighborhood.
Consent Agenda	
a. June 25, 2018 City Council Minutes	Motion from Councilor Quigley, seconded by Councilor Molin, to approve the consent agenda as submitted. Motion passed 3:0.
b. July 2, 2018 City Council Minutes	
c. Renewal of CCRLS Agreement	
Public Hearing	
Ordinance No. 1022, Amending Stayton Comprehensive Plan Map and Stayton Official Zoning Map to Reduce the Number of Nonconforming Single Family Dwellings	
a. Commencement of Public Hearing	Mayor Porter opened the hearing at 7:24 p.m.
b. Staff Report – Dan Fleishman	Mr. Fleishman reviewed his staff report.

c. Questions from the Council	None.
d. Proponents' Testimony	None.
e. Opponents' Testimony	<u>Michael Aus, 1462 N. Second Avenue</u> , expressed concerns and spoke in opposition to the proposed changes. <u>Mike Garland, 330 and 340 W. Washington Street</u> , requested his properties be excluded from the zone change. <u>Eric Ramirez, 1455 N. Second Avenue</u> , expressed concern and spoke in opposition to the proposed changes. <u>Carina Rowland, P.O. Box 1213, Aumsville</u> , is the owner of Dale's Autobody echoed the request of landowner Connie Rubel to exclude her property from the zone change.
f. Governmental Agencies	None.
g. General Testimony	<u>Suzette Boudreaux, P.O. Box 2, Lyons</u> , offered testimony regarding the proposed changes. <u>Mike Garland, 330 and 340 W. Washington Street</u> , spoke in response to Ms. Boudreaux. Discussion of process if someone wants to change their zone in the future back to commercial. <u>Suzette Boudreaux, P.O. Box 2, Lyons</u> , inquired about rules for running a home business. Mr. Fleishman responded. <u>Jordan Ohrt, 885 E. Virginia Street</u> , inquired if an exception can be made for the smaller lots. Mr. Fleishman responded that nonconforming structures can be rebuilt. He explained the sections of municipal code that allows for this. <u>Heidi Hazel, 198 Fern Ridge Road</u> , asked for clarification on rebuilding a home if the zone stays commercial. Mr. Fleishman responded. <u>Paige Hook, 2088 Quail Run Avenue</u> , inquired about how many properties will be impacted, if a decision is required this evening, and is property address information available to the public. Mr. Fleishman responded.
h. Questions from the Public	Question regarding total number of properties impacted. Mr. Fleishman responded.
i. Questions from the Council	Mr. Fleishman provided a staff summary.
j. Staff Summary	Mayor Porter closed the hearing at 8:20 p.m.
k. Close of Hearing	The Council deferred a decision on this topic until the September 17 th Council meeting.
l. Council Deliberation	None.
m. Council Decision on Ordinance No. 1022	None.
Unfinished Business	None.
New Business	None.
Staff / Commission Reports	
Finance Department Report – Cindy Chauran & Elizabeth Baldwin	
a. June 2018 Monthly Finance Department Report	No discussion.
Police Chief's Report – Chief Rich Sebens	
a. June 2018 Statistical Report	Chief Sebens briefly reviewed his report and spoke about the upcoming National Night Out on August 7 th in Stayton's parks.
Public Works Director's Report – Lance Ludwick	

a. June 2018 Operating Report b. Slurry Seal Project	No further discussion. Mr. Ludwick briefly reviewed the project.
Planning & Development Director's Report – Dan Fleishman a. June 2018 Activities Report	Mr. Fleishman spoke about his work with the Census Bureau for the upcoming 2020 Census.
Library Director's Report – Janna Moser a. June 2018 Activities	Ms. Moser spoke about upcoming events at the Library.
Presentations / Comments from the Public a. David Nielsen	Mr. Nielsen expressed concern about closing the public hearing and deferring the decision.
Business from the City Manager	Mr. Campbell responded to Mr. Nielsen's comments about reopening the public hearing. In addition, he spoke about the City's partnership with Marion County for the Slurry Seal project and gave a brief update on community grant applications. Finally, Mr. Campbell recognized and thanked Jeff Mexico who operates the Star Cinema.
Business from the Mayor	Mayor Porter encouraged everyone to wear a tropical shirt to the next meeting.
Business from the Council	None.
Future Agenda Items – Monday, August 6, 2018 a. Shaff Road Water Line b. Housing Study Follow-Up	

APPROVED BY THE STAYTON CITY COUNCIL THIS 6TH DAY OF AUGUST 2018, BY A ____ VOTE OF THE STAYTON CITY COUNCIL.

Date: _____

By: _____

Henry A. Porter, Mayor

Date: _____

Attest: _____

Keith D. Campbell, City Manager

Date: _____

Transcribed by: _____

Alissa Angelo, Deputy City Recorder



CITY OF STAYTON
M E M O R A N D U M

TO: Mayor Henry A. Porter and the Stayton City Council
FROM: Rich Sebens, Chief of Police
DATE: August 6, 2018
SUBJECT: Consent Agenda: Ordinance No. 1023, Amending Stayton Municipal Code 5.50 relating to Pharmaceutical Drug Disposal

ISSUE

Consideration of an Ordinance amending the Stayton Municipal Code (SMC) 5.50 relating to Pharmaceutical Drug Disposal.

BACKGROUND INFORMATION

Recently the City of Stayton enacted SMC5.50 requiring Pharmaceutical companies within the City to provide customers with the ability to dispose of unwanted medications.

After implementation of Ordinance No. 1021 establishing requirements for Pharmaceutical Drug Disposal, staff was approached by one of the local pharmaceutical stores requesting an option other than the use of a “drop box.” The reason for this request is related to their business model; they believe a “drop box” could be problematic for the way they conduct business and offered a solution that meets public safety needs. This amendment will allow for other disposal methods, as approved by the Chief of Police.

STAFF RECOMMENDATION

Staff recommends adoption of amendments to SMC 5.50.

MOTION(S)

No motion necessary; consent agenda item.

ORDINANCE NO. 1023

**AN ORDINANCE AMENDING STAYTON MUNICIPAL CODE TITLE 5.50,
PHARMACEUTICAL DRUG DISPOSAL**

WHEREAS, the City of Stayton adopted Title 5.50 of the Stayton Municipal Code (SMC) Regarding Pharmaceutical Disposal;

WHEREAS, City of Stayton desires to amend Title 5.50 to allow for other methods of disposal;

NOW, THEREFORE, the City of Stayton ordains:

Section 1. Pharmacy Drug Disposal Regulations. Stayton Municipal Code Title 5, Chapter 5.50 is hereby amended as follows:

CHAPTER 5.50

PHARMACEUTICAL DRUG DISPOSAL

5.50.010 REGULATIONS

1. Retail Pharmacies located within the City of Stayton are required to offer a means for customers to dispose of unwanted prescription drugs such as a “drop box” or other method as approved by the Chief of Police.
- ~~2.~~ Any method used ~~The “Drop Box”~~ must be ~~in a position so it is~~ secure, tamper proof such as a post office style “drop box” and visible by Pharmacy staff within the Pharmacy business.
- ~~2.3.~~ Any disposal method used must be adequately promoted so customers are aware of its availability.
- ~~3.4.~~ The Retail Pharmacy must dispose of the disposed of drugs in a legal manor such as a pick-up disposal service or some other DEA approved method.

Section 4. Effective Date. This Ordinance shall become effective on the 30th day after adoption by the Stayton City Council and execution by the Mayor, or a representative of the Mayor.

ADOPTED BY THE STAYTON CITY COUNCIL THIS 6TH DAY OF AUGUST 2018.

CITY OF STAYTON

Signed: _____, 2018

BY: _____
Henry A. Porter, Mayor

Signed: _____, 2018

ATTEST: _____
Keith D. Campbell, City Manager



CITY OF STAYTON
M E M O R A N D U M

TO: Mayor Henry Porter and the Stayton City Council
FROM: Dan Fleishman, Director of Planning and Development
DATE: August 6, 2018
SUBJECT: Request to reopen Hearing, Land Use File 5-04/18

Enclosed is a letter requesting the city Council reopen the hearing on Land Use File 5-04/18, Amending the Comprehensive Plan Map and Official Zoning Map. The City Council had held a public hearing at the July 16 meeting and following the hearing deferred deliberation on the matter until September 17.

The discussion this evening should be limited to the issue of whether to reopen the hearing only. There should be no discussion as to the map amendments themselves.

Should the Council decide to reopen the hearing, notice will be provided that the hearing will be reopened on September 17. Should the Council decide not to reopen the hearing, then no new testimony will be allowed on September 17 and the Council's decision will need to be based on the information it received on July 16.

From: Heidi Hazel
To: [Alissa Angelo](#)
Cc: sandil@wvi.com; [Keith Campbell](#); [Dan Fleishman](#)
Subject: Comprehensive Plan Map and Official Zoning Map Amendments
Date: Thursday, August 2, 2018 12:40:28 PM

Dear City of Stayton Council Members,

Last month I attended the public hearing on the proposed Comprehensive Plan Map and Official Zoning Map Amendments. I also serve on the Planning Commission who drafted the plan.

The council closed the hearing at that meeting. I would like to formally request the council reopening the hearing for the September meeting.

If opened, we will send a representative to the September meeting to speak formally to council. The Stayton branch Berkshire Hathaway Homes Services group of Realtors are preparing an educational mailing to the community as well.

Very briefly, the current zoning of commercial in areas that are currently used as residential homes complicates the purchase, sale or refinancing those homes; affects the perception of buyers and realtors that avoid those properties; and consequently in many cases negatively affects the value of those homes. In addition, we have empty commercial space in Stayton. Aesthetically having commercial properties grouped is generally more desirable.

The local Realtors feel that we would like an opportunity to educate the community. Unfortunately, in a lot of cases they only find out the zoning conflict when it directly affects them negatively. This will give us an opportunity to speak clearly and from experience.

Thank you,

Heidi Hazel
Realtor®
Broker, Licensed in Oregon
Cell: (971) 701-7446
Office: (503) 769-3448 x1924



BERKSHIRE HATHAWAY
HomeServices
Real Estate Professionals

[What's Your Home Worth?](#)
[Get three automated Estimates - Instantly.](#)
[No cost, and no obligation.](#)

Text OR BHHSHeidi to 87778 for free App!

[View my website](#) [Like me on Facebook](#) [Connect via LinkedIn](#)
[Initial Agency Disclosure Pamphlet](#)

Please Remember: email is not secure or confidential. Berkshire Hathaway HomeServices Real Estate Professionals will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Berkshire Hathaway HomeServices Real Estate Professionals, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Berkshire Hathaway HomeServices Real Estate Professionals. To notify Berkshire Hathaway HomeServices Real Estate Professionals of suspected email fraud, contact ldunn@bhhsnw.com email address and 503-350-7216 phone number that will be monitored for prompt local action and notification to Berkshire Hathaway HomeServices of America.



CITY OF STAYTON
M E M O R A N D U M

TO: Mayor Henry Porter and the Stayton City Council
FROM: Dan Fleishman, Director of Planning and Development
DATE: August 6, 2018
SUBJECT: Continued Discussion of Housing Issues and Policies

The City Council's 2017-18 adopted Goals include under the goal of Neighborhood Preservation the completion of a Comprehensive Housing Inventory and to identify and create a Housing Strategy.

The Inventory Study submitted to the City Council in April outlined a number of characteristics of the existing housing within the City. Some pertinent highlights from the Study were:

- Stayton's housing stock is relatively new: only 11% of the housing units were constructed prior to 1950.
- Stayton's housing is primarily single family: 82% of the housing units are single family dwellings
- Stayton's housing is in relatively good condition: only 8% of the housing units were rated in average or worse condition based on a fall 2017 windshield survey
- No multifamily housing has been constructed since 2002
- The median sales price of a single family home in 2017-2018 is \$225,000

In June the City applied to the Oregon Dept of Land Conservation and Development for a Housing Assistance grant that would have provided a consultant's review and update of the City's Code relative to residential development. Unfortunately, that application was not funded.

This staff report presents a number of issues potential policies the City Council could consider in furtherance of its adopted goal regarding housing.

Staff has identified a number of issues that City could consider taking action to increase the supply of housing, address the quality of housing, and address the affordability of housing in the City.

Supply of land

There are two components of the supply side of the equation for land available for residential development in the City. One is the amount of vacant land in the City zoned for residential uses

and available for development. The other is the process, and the perceived risk, of annexing land into the City.

It was been close to 20 years since any multifamily housing has been constructed in the City. The Planning Commission has approved one 4-unit townhouse style apartment building, but that building permit has not yet been issued. A majority of the multifamily housing in the City is now 35 to 45 years old, or more. The City's experience in dealing the conditions at apartment complex in Wyatt Ave a few years ago highlights the apparent shortage of quality rental housing in the City. The Planning and Development Department sees a strong need for additional multi-family housing to meet demand for rental units.

The Housing Needs Projection in the 2013 Comprehensive Plan indicates, that to meet the demand for housing needed in 2030, an additional 174 multifamily units will be needed and 193 single family attached and duplexes will be needed. This estimate is based on an assumption that single family detached housing will be an increasing percentage of the City's housing stock. In the past five years, since adoption of the plan, there have been 6 units constructed in duplexes and no multifamily constructed.

The City's adopted Comprehensive Plan includes policies and action steps that address the supply of housing. Policy HO-1 states that City will encourage development of housing that meets the needs of all income groups of existing and future residents. Actions to implement this policy are to assure an adequate supply of land in all residential zones, allowing manufactured homes on individual lots with design standards similar to site-built housing, and to allow mobile home parks in the MD and HD zones.

There is only one parcel of land within the City that is zoned High Density Residential. It has been on the market for about two years and there has been little interest in it. With only one parcel of land zoned for multifamily, there is obviously inadequate land in the City to meet the need projected in the Comprehensive Plan. The City could initiate a process to evaluate the zoning of vacant residentially zoned land in the City and consider a zone map amendment that would make more HD land available.

Staff has perceived from developers and potential applicants a sense of a high level of risk in applying for land to be annexed into the City. Some of this may be a legacy from the late 1990s and early 2000s when annexation approvals by the City Council resulted in petitions forcing the issue to a vote and from the voter approval process in our Charter and Code. The 2016 amendments to state law prohibiting the City from sending most annexation requests to the voters should have relieved that perception of risk. However, the City's approval criteria, and one criterion in particular, still provide a level of risk to potential applicants.

The Municipal Code establishes six criteria for the approval of an application for annexation. The first criterion is that "need exists in the community for the land proposed to be annexed." There is no guidance to the applicant as to how need is measured or established and not guidance to the governing body as to how to assess whether there is need. Having such a subjective criterion, without any guidance on how it is applied, provides a maximum level of discretion to the decision makers while increasing the risk to the applicant of a denial. The City could explore various ranges of amendments to the criteria for annexation that would provide more certainty to potential applicants. Doing so could increase the supply of land available in the City for residential development.

Quality of Housing

As mentioned above, the City's rental housing stock is aging. As the Council has dealt with in the past several years, there are a number of properties in the City for which maintenance has been deferred. The City Council, in enacting the Rental Housing Code in 2016 addressed one portion of this issues – those characteristics of the building that directly impact the health and safety of the occupants. However the exterior maintenance of buildings and grounds, as well as the management of tenants, also impacts the livability impacts of multifamily developments on neighboring properties.

All of the existing multi-family housing was constructed prior to the adoption of the current land use and development code. The 2007 Code adopted new design standards for multifamily housing. Whereas no multifamily housing has been constructed under the current design standards, it is difficult to assess the impacts of the standards on the appearance and off-site impacts of multifamily buildings. Nevertheless, these standards could be reviewed to determine whether they are still adequate and whether they meet the community's expectations for new development.

There is nothing in the Land Use and Development Code, or other titles of the Municipal Code that address the exterior appearance of buildings and grounds in residential development other than the vegetation maintenance standards in the Nuisance Chapter of Title 8. The extent to which there is maintenance of building exteriors and landscaping has a significant impact on the neighboring properties.

The Code includes a number of architectural standards that all new single family homes must meet. Included is a list of ten design features from which each new home must include at least four. However, the code does not include any landscaping requirements for single family homes. There is not requirement to plant a lawn, for irrigation, or what occurs in the planting strip between curb and sidewalk. Some communities have established minimum landscape standards for single family homes.

The City has taken a number of steps to assist in improving the quality of homes in the City. The City operates a low interest loan program for income-qualified homeowners for home improvements. The City has recently been awarded a new grant to provide financial assistance to tenants in our three mobile home parks for home improvements. This latest grant program is still going through the required environmental review process and staff envisions applications be sent out to our waiting list by Labor Day. Also, the City Council, in this year's budget has established a new Neighborhood Improvement Grant Program, while not directly tied to housing quality, could result in sprucing up of residential neighborhoods. More information on this new program will be presented to the City Council at the August 20 meeting.

Elevation of Housing as a City Priority

The priority an issue holds within an organization can be judged by the resources dedicated to that issue. The City has a Parks and Recreation Board to address the City's Parks, a Library Board to oversee the library, and Public Safety Committee to work with the Police Department. Approximately a year and half ago, the Mayor discussed with staff the creation of a Housing and Neighborhood Vitality Advisory Commission to advise the Planning Commission, City Council, and staff on housing and neighborhood livability issues. Other cities around the state

(mostly larger than Stayton) have such a body. The Commission, if created could work on policy recommendations to the City Council and Planning Commission regarding housing affordability, provision and conservation of housing for the lower income residents, applications for funding sources, and land use policy and regulations that impact the quality, impact of and supply of housing in the City. The Mayor did not bring creation of such a commission to the City Council. If the Council would find creation of a body to focus on housing and neighborhood preservation issues could be of value, staff could return with a draft ordinance establishing such a body and assist in finding persons interested in serving.

Summary of Possible Actions

The City Council, could, through direction to staff or to the Planning Commission choose to pursue the following issues:

- Review of the mix of LD, MD and HD zoned land
- Policies and criteria of approval for annexations
- Standards for exterior maintenance of multifamily developments
- Review of the design standards for multifamily development
- Landscaping standards for single family housing
- Establishment of a Housing and Neighborhood Vitality Commission