

**UNIFIED DEVELOPMENT CODE
BETA COMMITTEE AGENDA
REGULAR MEETING
TUESDAY, FEBRUARY 21, 2017**

MEETING: 12:00 P.M. – CITY COUNCIL CHAMBERS

1. Call to Order.
2. Greetings, introductions, and overview of Committee purpose.
 - Staff report
 - Committee discussion – no formal action required
3. Review and discuss future meeting schedules.
 - Staff report
 - Committee discussion – no formal action required
4. Review and discuss potential beta projects to test against the Revised Unified Development Code.
 - Staff report
 - Committee discussion – no formal action required
5. Adjournment.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPLE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

Staff Report

TO: UDC Beta Committee
FROM: Troy Anderson, Director of Planning
DATE: February 17, 2017
SUBJECT: Greetings, Introductions, and Overview

Recommendation: no formal action required.

Background: As part of the review and consideration of the Unified Development Code (UDC), this committee, the UDC Beta Committee (Committee), made up of City Council (Council) members, Planning Commission (Commission) members, and Community Stakeholders (Stakeholders), has been formed to evaluate the “real world” application of the UDC prior to its recommendation to Council.

The Commission has been working on revising the draft UDC since April of 2015 and completed their initial review in December of 2016. The Commission has now begun a second “scrubbing,” of a now revised UDC, as part of a final push to put this body of work before Council for adoption and implementation. The purpose of the Committee is to ***test*** the UDC against ***imaginary*** development scenarios. The Committee will not be concerned with “word-smithing” the UDC, but rather determining whether the code works, or whether there are significant holes, gaps, or deficiencies in the code. Any deficiencies will simply be forwarded to the Commission for review and consideration. [***emphasis added***]

Ultimately, the goal is to present a body of work to the Council, as soon as possible, with both the support and recommendation of the Planning Commission as well as the Beta Committee. Council representation on the Committee will simply serve as testimony to a general knowledge and understanding of the function of the UDC, and the vetting process by which the various rules and regulations have been tested.

Fiscal Impact: N/A

Staff Report

TO: UDC Beta Committee
FROM: Troy Anderson, Director of Planning
DATE: February 17, 2017
SUBJECT: Future Meeting Schedule

Recommendation: no formal action required.

Background: Having identified the Committee's goal of presenting a body of work to the Council, as soon as possible, with both the support and recommendation of the Planning Commission as well as the Beta Committee, it is Staff's recommendation that the Committee meet twice a month for the next couple of months as the Committee beta tests various projects.

Understanding that a condensed timeline will breed a very intense schedule and that not everyone will be able to attend each meeting, having meetings twice a month will also assist in responding to other scheduling conflicts; the testing will not necessarily follow a rigid chronology either so if a Committee member were unable to make one of the meeting times that same member could still make the other meeting and still be able to provide valuable input. Based on initial meeting responses, it appears as though most Committee members can make a Tuesday meeting at 12:00 p.m. and a Friday meeting at 3:00 p.m. Therefore Staff is proposing a meeting schedule consisting of the second Friday of each month and the third Tuesday of each month as follows:

- Friday, March 10, 2017 @ 3:00 p.m.;
- Tuesday, March 21, 2017 @ 12:00 p.m.;
- Friday, April 14, 2017 @ 3:00 p.m.;
- Tuesday, April 18, 2017 @ 12:00 p.m.;
- Friday, May 12, 2017 @ 3:00 p.m.;
- Tuesday, May 16, 2017 @ 12:00 p.m.;
- Friday, June 9, 2017 @ 3:00 p.m.; and
- Tuesday, June 20, 2017 @ 12:00 p.m.

Fiscal Impact: N/A

Staff Report

TO: UDC Beta Committee
FROM: Troy Anderson, Director of Planning
DATE: February 17, 2017
SUBJECT: Potential Beta Projects

Recommendation: no formal action required.

Background: In order to test whether or not the Unified Development Code (UDC) is a complete body of work, without significant holes, gaps, or deficiencies, it's necessary to test the codes against various development projects. To generalize implementation as broadly as possible, it is Staff's recommendation that "imaginary" projects be identified, as opposed to site specific projects that have either occurred in the past or are anticipated to be proposed in the future, for beta testing. The following is a sample of projects that the UDC Beta Committee could use:

- Development of a 60 lot residential subdivision;
- Construction of 1) a 120 square-foot (SF) accessory structure in a residential zoning district, and 2) a detached two-car garage in a residential zoning district;
- Construction of a 70 SF addition to an existing 1) conforming one-family dwelling, and 2) nonconforming one-family dwelling;
- Construction of a 32 unit multi-family residential apartment complex;
- Construction of a 4,250 SF fast-food restaurant;
- Construction of a 15,000 SF office building;
- Construction of a 45,000 SF retail store;
- Redevelopment of a building/structure formerly or currently occupied by a residential use to a nonresidential use;
- Redevelopment, particularly a change in occupancy class, of any 1) existing conforming building and 2) existing nonconforming building; and
- Any of the aforementioned in the FW Floodway and FF Flood Fringe overlay districts.

Fiscal Impact: N/A