

City Council  
Date: 4/17/07  
REGULAR  
Item: 13  
Motion (2)

ITEM: Consider the Village Alternative Urban Area wide Review (AUAR) proposal and a range of new housing units for the purpose of information gathering and analyses

SUBMITTED BY: Susan Hoyt, City Administrator

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**PURPOSE** The city council is being asked to review and approve a proposal for an extensive environmental review of the Village area through an AUAR and to endorse a range of housing units to include in this analysis. The city council previously approved the concept of working with DSU/Bonestroo on the AUAR. At the council's direction the proposal incorporates a process that includes an advisory panel and some citizen information meetings as well as the technical analysis and meetings with agencies that are required to approve the process (Attachment 1). The project cost was estimated between \$195,000 and \$224,000. The proposal received is \$219,250 with an additional \$8,000 to \$10,000 in expenses. The proposal will cover a variety of environmental requirements required in the review process and will likely take 16 months to finish. Since the AUAR relieves property owners of doing an environmental review in most cases, the city is saving time and can charge developers for the activities. The staff is currently reviewing an AUAR ordinance to re-capture eligible development costs at the appropriate time in the development process.

The AUAR is required to review the adopted comprehensive land use plan's development scenario as one of the scenarios. The AUAR does not include a financial analysis of the Village plans nor does it recommend a development scenario or require the city to choose between development scenarios.

The city council decided to include a range of housing in the AUAR from 600 units, as mentioned in the Comprehensive plan, to 1,600 units as advised in the Village master plan. (The Village Master plan included 1,200 units of town homes, single family on various lot sizes and 440 for apartments and condominiums). ( Attachments 2 and 3)

#### ADDITIONAL INFORMATION

The 16 month AUAR review takes place before the city decides on the final Village development scenario to incorporate into a comprehensive plan amendment.

#### RECOMMENDATION

Staff recommends accepting the proposal with the extensive public process to assure good information and communication is undertaken.

Staff recommends that the city council act on a separate motion to designate the housing range of 600 to 1,600 units for the purpose of information gathering and analyses.

*Suggested motion 1 to consider:*

- *Move approval of the DUS/Bonestroo proposal for the Village AUAR in the amount of \$219,250 plus up to \$10,000 in expenses.*

*Suggested motion 2 to consider:*

- *Move, for the purpose of information gathering and analyses, a range of new housing for the Village from 600 to 1.600 units.*

SUGGESTED ORDER OF BUSINESS:

- Introduction Susan Hoyt, City Administrator
- Summary of proposal Ciara Schlichting, DSU/Bonestroo
- Questions to consultant/staff Mayor and Council members
- Questions/comments from the public (if any) Mayor facilitates
- Discussion Mayor and Council members
- Consider motion 1 City Council
- Consider motion 2 City Council

ATTACHMENTS:

- 1 Proposal for the Village AUAR
- 2 Chart of housing units
- 3 Comprehensive plan text/table
- 4 MOU
- 5 Village Master plan Housing Table