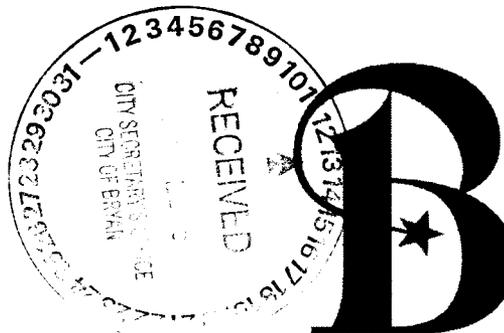


To: Bryan City Secretary
From: Councilmembers Saenz and Pena
Subject: Agenda Item Titled: Bryan Code of Ordinances
Section 130 Zoning Changes



CITY OF BRYAN
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Please place the following item on the Bryan City Council Regular Agenda for the second meeting of Feb 2015:

Discussion, consideration and possible action to direct the City Staff to make the following changes to the ordinance sections as indicated and bring the changes back to the City Council at the first meeting of March 2015 for the first reading, the changes have been reviewed by the Planning and Zoning Commission on Dec 4, 2014 IAW para 130-42 of the City Code of Ordinances:

1. Change Section 130-33, Conditional use permits to add an appeal process to the city council that requires a ¾ vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing.

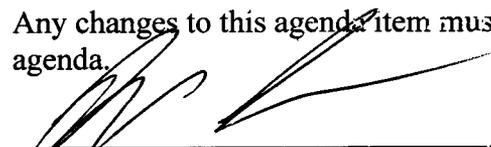
2. Change Section 130-42, Changes and amendments to zoning ordinance, districts and administrative procedures to add an appeal process to the city council that requires a ¾ vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing.

Discussion: Attached.

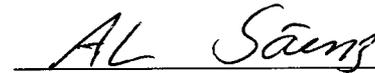
Presentations: Councilmember Pena and Saenz.

This agenda item placement is in accordance with the Bryan City Charter (j) (1) a. 2. Also the Texas Attorney General Opinion Number DM-228 (1993) states no policy can preclude a councilmember from placing an item on the agenda for public discussion.

Any changes to this agenda item must be approved by both under signs prior to posting to the agenda.


Rafael Pena, Councilmember, District 2

Date: 2-13-15


Al Saenz, Councilmember, District 1

Date: 2-13-15

Discussion:

1. The zoning regulations are in place to protect citizens and the City in many ways. It is presented here:

Bryan City Code of Ordinances, Sec. 130-2. – Purpose, (1) The zoning regulations and districts as herein established have been made in accordance with adopted guiding principles for the purpose of promoting the health, safety, morals, and general welfare of the city. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to ensure adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its suitability and compatibility for the particular uses specified; and with a view to conserving the value of buildings and neighborhoods, and encouraging the most appropriate use of land throughout the city.

2. The Planning and Zoning Commission has reviewed the changes as required (Tab A) and there comments are attached as Tab B.

3. During the City Council meeting of Feb 10, 2015 12 citizens spoke at “Hear Citizens” in favor of the changes no one spoke in opposition.

City Code of Ordinances

Sec. 130-42. - Changes and amendments to zoning ordinance, districts and administrative procedures.

- (a) *Declaration of policy.* The city declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. Therefore, no change shall be made in these regulations or in the boundaries of the zoning districts except:
- (1) To correct any error in the regulations or map;
 - (2) To recognize changed or changing conditions or circumstances in a particular locality or area;
 - (3) To recognize changes in technology, the style of living, or manner of conducting business.
- (b) *Authority to amend the zoning ordinance.* The city council may from time-to-time, after receiving a final report thereon by the planning and zoning commission and after public hearings required by law, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts. Any ordinance may be ordered for consideration by the city council, be initiated by the planning and zoning commission, or be requested by the owner of real property, or the authorized representative of an owner of real property. In no case shall the city council act upon any zoning request prior to action by the planning and zoning commission. Consideration for a change in any district boundary line or specific zoning regulation may be initiated only with written consent of the property owner, or by the planning and zoning commission or the city council on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown on the city records are different, the applicant shall submit proof of ownership.
- (c) *Residential Neighborhood Conservation District Rezoning.*
- (1) Property owners may make application to the city council for a city initiated rezoning of an entire platted residential subdivision or a single phase/section of a platted residential subdivision presently zoned Residential District-7000 (RD-7) or Residential District-5000 (RD-5) to Residential Neighborhood Conservation District (R-NC).
 - (2) An application for a city initiated rezoning of an entire platted residential subdivision or a single phase/section of a platted residential subdivision from Residential District-7000 (RD-7000) or Residential District-5000 (RD-5000) to a Residential Neighborhood Conservation District (R-NC) must include the Residential Neighborhood Conservation District Rezoning Petition Verification Response Form. This petition must be sent via regular mail to 100 percent of the lot of record owners listed within Brazos County Appraisal District Tax Rolls. All returned petition verification response forms shall contain signatures that shall be notarized, regardless of whether the vote cast is a yes or no. No signature affixed to the petition more than 180 days prior to the date of filing the petition with the city secretary shall be counted. Each lot of record shall have one vote regardless of the number of owners listed in the Brazos County Appraisal District Tax Rolls. The agent representing the platted subdivision or platted phase of a subdivision shall file a notarized affidavit to attest all petition verification response forms were mailed to the last known owner(s) as listed in the Brazos County Appraisal District Tax Rolls. The residential neighborhood conservation district rezoning petition verification response form and affidavit form may be obtained at the office of development services.
 - (3) At least 51 percent of the land area in the proposed residential neighborhood conservation district must be presently improved as identified by the Brazos County Appraisal District (BCAD), and an affirmative vote of the owners of at least 66 percent of the lots of record within the platted subdivision or within a single phase/section of a platted subdivision shall be required for the planning and zoning commission to take up consideration of the proposed rezoning.
 - (4) The completed rezoning application and petition verification response forms shall be submitted to the city secretary. The city secretary shall examine the rezoning application and ascertain

whether it is sufficient under sections 130-41(c)(2) and (3) and shall attach to the petition verification response forms the city secretary's certificate showing the result of the examination. If the certificate shows the rezoning application is insufficient, the rezoning application may be amended within ten days from the date of the certificate, after which time the city secretary shall examine the amended rezoning application. If the city secretary's certificate shows the amended rezoning application to be insufficient, it shall be returned to the person filing and a new petition for the same subdivision or phase/section shall not be submitted for a period of 180 days. If the rezoning application is found to be sufficient, the city secretary shall submit the rezoning application to planning and zoning commission without delay.

- (5) If rezoned to a residential neighborhood conservation district, the permitted uses of the property shall be determined and controlled by the use regulations set forth for in section 130-31, Residential Neighborhood Conservation District (R-NC) classification.
- (d) *Application for zoning or amendment.* Each application for zoning or for an amendment or change to the existing provisions of this chapter shall be made in writing on a form suitable to the planning services division and shall be filed with the city and shall be accompanied by payment of the appropriate fee to be charged by the city for administering the zoning application.
- (e) *Public hearing prior to making report.* Prior to making its report to the city council regarding a proposed zoning change, the planning and zoning commission shall hold at least one public hearing on each application. Written notice of all public hearings on proposed changes in district boundaries shall be sent to all owners of property, or to the person rendering the same for city taxes, located within the area of application and within 200 feet of any property affected thereby, within not less than ten days before such hearing is held. Such notice may be served by using the last known address as listed on the latest approved tax roll and depositing the notice, postage paid, in the United States mail. Although a public hearing must be held by the commission to consider amendments to the text of this chapter which do not change zoning district boundaries, published notice or written notification to individual property owners is not required prior to such hearing.
- (f) *Failure to appear.* Failure of the applicant or his or her representative to appear before the planning and zoning commission or the city council for more than one hearing without an approved delay shall constitute sufficient grounds for the planning and zoning commission or the city council to terminate or deny the application.
- (g) *Commission consideration and report.* The planning and zoning commission, after a public hearing is held to receive input from interested parties and closed, shall prepare its report and recommendations on the proposed change stating its findings, and evaluation. The planning and zoning commission may defer its report for not more than 90 days from the time it is posted on the agenda until it has had opportunity to consider any other proposed changes which may have a direct bearing thereon. In making its determination, the planning and zoning commission shall consider the following factors:
 - (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole.
 - (2) Whether there is availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use.
 - (3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
 - (4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
 - (5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.
 - (6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

- (h) *Reasons for denial.* If the planning and zoning commission or the city council deny a zoning request, it shall offer reasons to the applicant for the denial. The city council shall not hold a public hearing until it receives a final report and action from the planning and zoning commission unless a joint public hearing is held.
- (i) *City council consideration:*
- (1) *Proposal recommended for approval by the commission.* Every proposal which is recommended for approval by the planning and zoning commission shall be automatically forwarded to the city council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.
 - (2) *Proposal recommended for denial by the commission.* When the planning and zoning commission determines that a proposal should be denied, it shall so report and recommend to the city council and notify the applicant. If the commission recommends denial, the request shall not be forwarded to the city council unless the applicant so requests or the request is sent for review by the commission by simple majority vote. A request which has received a recommendation for denial from the planning and zoning commission or has been denied by the city council may be resubmitted at any time for reconsideration by the city (a new filing fee must accompany the request). The city council may deny any request with prejudice. If a request has been denied with prejudice, the same or similar request may not be resubmitted to the city for six months from the original date of denial.
 - (3) *City council hearing and notice.* Notice of the city council hearing shall be given in the official newspaper of the city, stating the time and place of such hearing, at least 15 days prior to the date of public hearing.
 - (4) *Three-fourths vote.* In the event a protest to a proposed change to a zoning regulation or district boundary is filed with the city secretary, duly signed and acknowledged, by the owners of either:
 - a. Twenty percent or more of the area of the lots or land covered by the proposed change; or
 - b. By twenty percent or more of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from such area, such amendments shall not become effective except by affirmative vote of three-fourths of the city council.

In computing the percentage of land area under this subsection, the area of streets and alleys shall be included. In measuring the distance under subsection (i)(4)b. of this section, for lots opposite the subject property, the distance shall run from the street frontage of such opposite lots.

- (j) *Final approval and ordinance adoption.* Upon approval of the zoning request by the city council, the applicant shall submit a metes and bounds description of each zoning district to the city within 30 days for the preparation of the amending ordinance. The amending ordinance shall be approved within six months. If the amending ordinance is not approved within six months, the zoning request, at the option of the city council may be recalled for a new public hearing. The zoning change shall not be effective and official until the amending ordinance is signed by the mayor and the city secretary under authority of the city council.

(Code 1988, App. A, § 33; Ord. No. 1468, § 2, 4-27-2004; Ord. No. 1585, §§ 8, 9, 4-11-2006)

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: February 10, 2015		DATE SUBMITTED: January 30, 2015	
DEPARTMENT OF ORIGIN: CMO		SUBMITTED BY: Joey Dunn	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input checked="" type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input checked="" type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input type="checkbox"/> INFRASTRUCTURE
			<input type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Receipt of a recommendation from the Planning & Zoning Commission regarding proposed amendments to Chapter 130 of the Zoning Ordinance concerning the appeal process, notification requirements and administrative procedures for conditional use permits, and changes and amendments to the Zoning Ordinance.			
SUMMARY STATEMENT: On August 12, 2014, the City Council considered an agenda item with proposed changes to Chapter 130 of the Bryan Code of Ordinances with wording as follows:			
<ol style="list-style-type: none"> 1. Change Section 130-33, Conditional use permits to add an appeal process to the city council that requires a 3/4 vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing; and, 2. Change Section 130-42, Changes and amendments to zoning ordinance, districts and administrative procedures to add an appeal process to the city council that requires a 3/4 vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing. Following discussion, the City Council approved a motion to refer the subject matter to the Planning & Zoning Commission for a recommendation, stating that the referral to the Commission should not carry an implied desired outcome. 			
Council directed staff to have the Planning and Zoning Commission review the proposed change and make a recommendation to council.			
At the September 18, 2014, workshop meeting of the Planning & Zoning Commission, the Commission appointed a subcommittee comprised of three Commissioners (Kevin Krolczyk, Bobby Gutierrez, and Nancy Hardeman) to study the subject matter of the proposed changes and bring information back to the whole Commission. The subcommittee met on November 6, 2014 (please refer to attached summary of discussion points from the November 6, 2014 subcommittee meeting).			
The subcommittee presented an overview of its discussion to the full Commission during the Planning and Zoning Commission Workshop Meeting of November 20, 2014. The Commission provided direction to schedule the items for a formal recommendation at the Regular Planning & Zoning Commission meeting on December 4, 2014. On December 4, 2014, the Commission voted to recommend no changes to the ordinances.			

STAFF ANALYSIS AND RECOMMENDATION: The proposed changes were provided to the Planning & Zoning Commission, the Commission designated a subcommittee to review the proposed changes, and ultimately the Planning & Zoning Commission voted to recommend no changes to the ordinances.

OPTIONS (In Suggested Order of Staff Preference):

1. Receive recommendation.
2. Provide further direction to staff.

ATTACHMENTS:

1. Excerpt from City Council Minutes of August 12, 2014
2. Excerpt from Planning & Zoning Commission Workshop Meeting Minutes of September 18, 2014
3. Excerpt from Planning & Zoning Commission Workshop Meeting Minutes of November 20, 2014
4. Excerpt of Planning & Zoning Commission Regular Meeting Minutes for December 4, 2014
5. Overview of Planning & Zoning Commission Subcommittee Discussion of November 6, 2014

FUNDING SOURCE: This item does not involve funding.

APPROVALS: Hugh R. Walker, 02/02/2015

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 02-02-2015

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 02-02-2015

Revised 05/2013

EXCERPT FROM CITY COUNCIL REGULAR MEETING MINUTES OF AUGUST 12, 2014:

c. Consideration – Bryan Code of Ordinances Section 130 Zoning Changes

Councilmember Peña moved to direct the City staff to make the following changes to the ordinances indicated and bring the changes back to the City Council by the last meeting in September 2014 for a vote: 1) Change Section 130-33, Conditional Use Permits, to add an appeal process to the City Council that requires a three-quarters (3/4) vote of the seven Councilmembers. The notification shall require a mailed, using the U.S. Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing; and 2) Change Section 130-42, Changes and Amendments to Zoning Ordinance, Districts and Administrative Procedures, to add an appeal process to the City Council that requires a three-quarters (3/4) vote of the seven Councilmembers. The notification shall require a mailed, using the U.S. Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing. The motion was seconded by Councilmember Saenz. The City Attorney pointed out that per the Bryan Code of Ordinances, proposed amendments to the zoning ordinance had to be considered by the Planning and Zoning Commission before coming to the Council for a vote. She also pointed out that item 2 had wording problems and was inconsistent. Councilmember Peña rescinded his motion and then made a motion to refer the subject matter to the Planning and Zoning Commission for a recommendation. The motion was seconded by Councilmember Saenz. It was stated the referral to the Commission should not carry an implied desired outcome. The motion carried with four yeases, one no (Councilmember Konderla) and two absent.

**EXCERPT FROM PLANNING AND ZONING COMMISSION WORKSHOP MEETING
MINUTES OF SEPTEMBER 18, 2014:**

- 5. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING POSSIBLE CHANGES TO THE ZONING ORDINANCE CONCERNING APPEALS OF CONDITIONAL USE PERMITS AND AMENDMENTS TO THE ZONING ORDINANCE, DISTRICT, AND ADMINSTRATIVE PROCEDURES.**

Mr. Zimmermann provided background information. This item was referred to the Commission by the City Council. By consensus, Commissioners agreed to form a subcommittee for further study. Commissioners Krolczyk, Gutierrez, and Hardeman were appointed to the subcommittee.

**EXCERPT FROM PLANNING AND ZONING COMMISSION WORKSHOP MEETING
MINUTES OF NOVEMBER 20, 2014:**

5. PLANNING AND ZONING COMMISSION SUBCOMMITTEE PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING POSSIBLE CHANGES TO BRYAN CODE OF ORDINANCES CHAPTER 130, ZONING, REGARDING NOTIFICATION AND APPEALS PROCESSES FOR CONDITIONAL USE PERMITS AS WELL AS CHANGES AND AMENDMENTS TO ZONING ORDINANCE, DISTRICTS AND ADMINISTRATIVE PROCEDURES.

Mr. Zimmermann distributed an overview of the P&Z subcommittee discussion regarding these proposed ordinance amendments that had been referred to the Commission by the City Council during its regular meeting on August 12, 2014. Subcommittee members Hardeman, Gutierrez and Krolczyk presented their observations and consensus that the proposals should be rejected. There were no objections to scheduling both proposed ordinance amendments for a formal recommendation to the City Council during the Commission's next regular meeting on December 4, 2014.

EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING
MINUTES OF DECEMBER 4, 2014:

**9. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN'S CODE OF ORDINANCES
CHAPTER 130 (ZONING) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM
(Commission makes recommendation; City Council has final approval).**

a. Conditional Use Permits

A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, changing Section 130-33, Conditional Use Permits, to add an appeal process to the City Council that requires a 3/4 vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing. (M. Zimmermann)

Mr. Zimmermann presented the commission with an overview of the proposed amendments to the Conditional Use Permit section of the Bryan Code of Ordinances Chapter 130.

Commissioner Beckendorf moved to recommend denial of amending the text of Bryan's Code of Ordinances, Chapter 130 pertaining to Conditional Use Permits. Commissioner Gutierrez seconded the motion.

Commissioners expressed their support for the findings of the subcommittee that studied the proposals and that there appear to be no reasons to make the proposed amendments a valid suggestion.

The motion passed unanimously.

b. Changes and Amendments to Zoning Ordinance, Districts and Administrative Procedures

A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, changing Section 130-42, Changes and Amendments to Zoning Ordinance, Districts and Administrative Procedures, to add an appeal process to the City Council that requires a 3/4 vote of the 7 council members. The notification shall require a mailed, using the US Postal Service, written notice at least 8.5 by 11 inches in size, folded in a standard envelope, to property owners within 500 feet of the subject property before any action relative to a conditional use permit and 30 days or more prior to the scheduled Bryan government or committee hearing. (M. Zimmermann)

Discussion regarding this topic was merged with agenda item 9.a. and discussed in tandem.

Commissioner Beckendorf moved to recommend denial of amending the Bryan's Code of Ordinances, Chapter 130 pertaining to changes and amendments to zoning ordinance, districts and administrative procedures. Commissioner Gutierrez seconded the motion.

The motion passed unanimously.

OVERVIEW OF PLANNING AND ZONING COMMISSION SUBCOMMITTEE DISCUSSION OF NOVEMBER 6, 2014:

The following summarizes the Planning and Zoning Commission's subcommittee discussion regarding the proposed text amendments. This summary was distributed to the full Commission before its workshop meeting on November 20, 2014 and its regular meeting on December 4, 2014.

In General

1. Citizen awareness and participation in the development process is desirable and should be encouraged.
2. The proposed changes, if approved, would add time and cost to the development process that may discourage potential investors from developing in Bryan.
3. The proposed changes seem regressive, not progressive, and could slow down development in Bryan by adding at least 4-6 weeks to get approval for a development proposal.

Conditional Use Permits (130-33)

1. There already is a proven democratic process for CUP appeals in Section 130-33(f); applicants can appeal denials or conditions and owners within 200 feet can appeal approvals.
2. The proposed change to Section 130-33 does not address who has standing to appeal. If any citizen has standing to appeal a CUP, then it is likely that many (if not all) CUP requests would have to be considered by the City Council.

Zoning Ordinance amendments/rezonings (130-42)

1. All changes and amendments to the zoning ordinance already require Council consideration as described in Section 130-42(i). Section 130-42 also provides for protests for zoning changes. Section 130-42 does not speak to Conditional Use Permits as referred to in the agenda item description.
2. The proposed change to Section 130-42 is unclear on what sort of appeals process is proposed. Items recommended for approval by the P&Z are automatically forwarded; items recommended to be denied will only be forwarded to Council if the applicant so requests. It is unclear who would have standing to appeal.
3. 200-foot notification areas and requiring a supermajority vote for protested rezonings are requirements that come from State law (Texas Local Government Code Chapter 211).

Both proposals

1. Requiring supermajority approval for every CUP appeal/change to the zoning ordinance would:
 - a. put applicants at a disadvantage and erode majority rule.
 - b. slow down development in Bryan.

- c. require 6 of 7 the Councilmembers to agree on an item (not just those present and voting).
2. 23 regular Council meeting were held between 11/12/13 and 10/28/14 (see attachment); during more than half (12) of those meetings, less than the full Council was present; during 5 of those 12 meetings, only 5 Council members were present, which means that an appeal requiring a supermajority vote could not have been considered at those meetings and thereby further delaying a final decision on a development proposal.
 3. Increasing the notification area to 500 feet will increase the cost for mailings for each item.
 4. The current system of postcard notifications, where property owner information is uploaded and postcards created electronically appears to be a less time-consuming use of staff time. Requiring letter notifications will increase the staff time (and cost) spent on preparing envelope labels, printing notifications and maps, and stuffing envelopes, as well as supply cost.
 5. There is no evidence that letters would reach a wider audience and encourage more citizen participation and awareness of a proposal than a postcard would.

Conclusion

The subcommittee's consensus is that the proposals should be rejected.

City Council Meeting Attendance 11/12/13 - 10/28/14

Meeting Date	Present	Absent	Supermajority Possible?	Unanimous Consent Required?
11/12/2013	7	0	Yes	No
11/18/2013	6	1	Yes	Yes
12/10/2014	7	0	Yes	No
1/14/2014	7	0	Yes	No
2/3/2014	6	1	Yes	Yes
2/25/2014	7	0	Yes	No
3/25/2014	7	0	Yes	No
4/8/2014	6	1	Yes	Yes
4/22/2014	6	1	Yes	Yes
5/13/2014	6	1	Yes	Yes
5/27/2014	7	0	Yes	No
6/24/2014	5	2	No	N/A
7/8/2014	7	0	Yes	No
8/7/2014	6	1	Yes	Yes
8/12/2014	5	2	No	N/A
8/26/2014	7	0	Yes	No
9/2/2014	7	0	Yes	No
9/9/2014	7	0	Yes	No
9/16/2014	5	2	No	N/A
9/23/2014	5	2	No	N/A
10/14/2014	7	0	Yes	N
10/20/2014	6	1	Yes	Yes
10/28/2014	5	2	No	N/A