

# Council Agenda Item 26-018-O



**MEETING DATE:** June 15, 2026

**SUBJECT/TITLE:** AN ORDINANCE GRANTING TALL HOUSE LLC A CONCURRENT USE PERMIT FOR A REPLACEMENT DECK AND STAIRS AT 1712 WEST 3<sup>RD</sup> STREET.

**SUBMITTED BY:** Jenn Moses, Land Use Supervisor

**RECOMMENDATION:** Approve

**BOARD/COMMISSION/COMMITTEE RECOMMENDATION:** Planning Commission

**PREVIOUS COUNCIL ACTION:** N/A

**BACKGROUND:**

This concurrent use permit allows construction of a replacement deck and stairs to provide code compliant access to residential units, occupying a space of 22' x 14.5' over the right of way of West 3<sup>rd</sup> Street. The new deck and stairs will provide a connection from the multifamily building to the principal street frontage. This will be a private walking connection.

At its regular meeting on May 12, 2026, the planning commission held a public hearing (meeting minutes included as Attachment 3) on the proposed concurrent use, where the commission heard a public hearing, reviewed staff report findings and conclusions associated with the concurrent use request (Attachment 1), Staff Report (File No. PLCUP-2603-0007), and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council to approve the concurrent use permit with the motion passing on a vote of 9 yeas, 0 nays and 0 abstentions.

Having reviewed and considered the application and conducted a public hearing, the planning commission recommends that the city council approve the concurrent use permit with the conditions stated for the following reasons:

- 1) This proposal is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
- 2) This proposal is required by public necessity, convenience, or general welfare, or good zoning practice; and.
- 3) Material adverse impacts on nearby properties are not anticipated or will be mitigated.

**BUDGET/FISCAL IMPACT:** Development has the potential to increase the tax revenue produced by a property.

**OPTIONS:** Approve or deny the concurrent use permit application

**NECESSARY ACTION:** Not Applicable

**ATTACHMENTS:**

- Attachment 1- Staff Report and Attachments
- Attachment 2- Exhibit
- Attachment 3- Planning Commission Meeting Minutes