



STAFF REPORT

DATE: 11/19/2025
TO: Honorable Mayor and City Council Members
FROM: Economic Development Department

2025-446

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

AMORTIZATION OF NON-CONFORMING USES IN THE DOWNTOWN AREA

EXECUTIVE SUMMARY:

This presentation provides an overview of an additional redevelopment tool, known as Amortization, available to cities to assist in removing certain land uses that were legally established at some point but are no longer permitted by the zoning regulations.

RECOMMENDED ACTION:

That the City Council provide direction on whether to develop an Amortization process to address certain non-conforming uses in downtown.

BACKGROUND & HISTORY:

Amortization in the context of land use refers to the gradual elimination of non-conforming uses, which are land uses that do not comply with current zoning regulations, over a specified period. This process aims to bring land uses into compliance while balancing the interests of property owners with the goals of community development and zoning integrity.

Staff will present an overview of this process and its possible application in the downtown area as a part of the broader redevelopment efforts the City has undertaken. Staff will

also be seeking direction from the City Council on whether to develop an Amortization process for its future consideration.

PREPARED BY: JOEL BELDING, ECONOMIC DEVELOPMENT DIRECTOR

REVIEWED BY: JUSTIN TUCKER, ASSISTANT CITY MANAGER

ATTACHMENTS:

1. Exhibit 1 – Presentation