

RetoolCOS Public Open House Meeting Minutes

November 17, 2020 – 6:00p-7:00p

MS Teams

Attendees

- City Staff
 - Peter Wysocki
 - Meggan Herington
 - Morgan Hester
- Clarion Associates
 - Don Elliott
 - Geoff Greene
- Public Participants – 40 participants

Clarion Presentation

- Note – PowerPoint Presentation is available for download on the RetoolCOS Website
 - A, R-E, R1-9, and R1-6 residential districts not proposed to change
 - R-Flex districts help to provide more diversity and affordability with residential development

Participant Discussion

- Reliable public transportation – will this plan provide for more public transportation
 - Don Elliott (Clarion) – Incentives are available for developments that would provide for more public transportation
- Only R-Flex High is eligible for assisting infill for areas with that type of zoning. R-Flex Low and R-Flex Medium aren't available?
 - Don Elliott (Clarion) – R-4 and R-5 will be R-Flex High. Plan is NOT to make changes to existing single-family development (R1-9 and R1-6).
- Beth Lindquist – Incentives – what is considered “sustainable development”?
 - Don Elliott (Clarion) – this is defined in the draft. The choice is up to the developer/applicant for what they would like to implement (ie – LEED building)
- Max and Liam (Pro Housing) – No incentives for affordable housing because the new Code would allow for more affordable housing
 - Peter Wysocki – when looking at housing affordability, need to look at it in 2 parts
 - 1. Income restriction
 - To address housing prices in general, providing a zoning formula that allows as a use by right to build higher density products will therefore yield higher return on the investment and increase inventory of housing and control/minimize escalating housing prices. What we hear throughout country is assurances or predictability when applying to building townhomes (smaller homes/smaller lots), so can build more homes per acre to offset cost of construction.

- 2. Housing attainability – housing that isn't intended for low/moderate income families
 - HomeCOS – new affordable housing plan. Plan does say to provide incentives –
 - Matter of policy with HUD funding will be utilize off-set financial gaps for profit/non-profit builders
 - Private activity bonds – city can allocate private bonds (City-sponsored through private investment) have to be used for housing projects
 - Reduction of fees, deferment of fees through PPRBD or CSU
- Sam Cadigan – landscaping. Why no restrictions on the landscaping of single-family.
 - Don Elliott (Clarion) – a matter of administration and enforcement. Most cities don't have the resources to enforce over time.
 - Peter – majority of water use is from irrigating lawns, so when we see smaller lots, we will see less water consumption in single-family developments. Parks Dept has a recommended street tree list that is used by applicants, helps prevent high-water users. Many HOAs dictate how home owners landscape homes.
- Gary Rapp – more coordination between landscaping and stormwater?
 - Don Elliott (Clarion) – working with internal departments to ensure they join up
- Glenn Messke – what is Title 30 (7.2.205) and can Flex districts be used?
 - Don Elliott (Clarion) – ADUs just passed so we will carry on the intent of flexibility and what has been codified.