

Sustainable Land Use Code

Group: Developers

Attendees: Tom Doucette (TD), Michael McDonald (MM), Steve Huffman (SH)

Facilitator: Darcie White

Staff: Leslie Ethan, Adam Smith

Policy	Action Requested	Comments
HA-I.2	Move to Proceed	<p>The City and County has already organized a committee to looking at ways to streamline the process for affordable housing projects. Recommendation: Assign a specific point of contact for affordable housing projects that will coordinate the comments from all the review agencies and serve as an advocate for the project. (MM)</p> <p>Questioned whether the issue may be reducing the fees. (MM)</p>
HA-I.2 & MT-I.6		What does “streamline” mean? (TD)
		Use HUD’s definition of “affordable housing.” (MM)
MT-B.1		It’s essential to get buy-in from other review agencies for any policy under consideration, in particular, Environmental Services and TEP. Ex. TEP requires minimum area for utility boxes that could conflict with the building setbacks being considered for mixed use projects. (TD)
		Establish the City’s goals regarding affordable housing, sustainability, etc. (LE)
UF-R.10	Move to Postpone/Do Not Proceed	This policy is better addressed through other policies. (LE)
WQ-I.1		<p>Re: Development near reclaimed water systems and discouraging development outside of a designated water supply areas –</p> <ol style="list-style-type: none"> 1) Rules should be the same for everyone. Discouraging development is discriminating of those property owners following LUC requirements and other City policies. (SH) 2) Council already has the flexibility to revise the Water Service Areas (WSA). Why does this have to be restricted in the LUC? (SH) <p>Leslie explained that development outside of a designated water supply is already discouraged through the WSA. She said one idea discussed by another group is to upzone desired areas in lieu of developing a transfer of development rights, which would require changes in State law.</p>
		Rather than prescribing a list of requirements, allow a menu approach similar to the LEED process that permits developers the flexibility in achieving the stated goal of the policy. (TD)
		Is the Grant Road project considering shared garbage disposal? (LE) Ask Melissa Antol.
HA-B.1	Move to Proceed	Accessory structures are integral to mixed use development (TD)
		Don’t mandate community garden. (TD)