

2013 CHAT Summary of Recommended Action Items

The following CHAT recommended action items have been completed or are already included in the PCD and/or PW Department's 2014-15 work program.

1. Allow single-family homes to include an Accessory Dwelling Unit (ADU) and cottage housing. Allow detached two-story garages to house ADUs, allow conversion of garages to ADUs, and reduce impact fees on ADUs.
2. Offer neighborhoods the opportunity to pilot ADU projects.
3. Allow "lot size averaging" in all short plats and subdivisions, which allows a parcel of land to be divided into unequally-sized lots as long as the average of all the lot sizes remains equal to or above the minimum zoned lot size.
4. Allow condo development in single family zones as long as there is no common wall construction.
5. Inventory all City and other public agency purchases of land since adoption of the 2006 Comprehensive Plan. Quantify any residential unit yield eliminated by changing the use of that land. Define specific steps to return that residential unit yield to the land supply. Require that if the city buys land zoned for residential use, the lost density must be offset.
6. Use real estate tax abatements and put in place an affordable housing fund that would be loaned to worthy projects. Hold an annual contest for projects.
7. Permit and develop off-site wetland Mitigation Banking.
8. Defer payment of System Demand Charges (water and sewer capacity fees) to final inspection.

The following CHAT recommended action items are NOT currently on the PCD or PW Department's work programs, but could be added in future years if determined by the administration and City Council to be a priority and funding is made available. The items below are listed in order of relative ease of completing.

9. Defer payment of impact fees (transportation, parks) to final inspection.
10. Reconsider the cost of all regulatory fees involving SFH construction.
11. Change the rules defining a "building lot," so clustering by right is allowed in single family zones.

12. In some circumstances allow duplexes in single family zones.
13. Extend water and sewer services to vacant land the city has identified for development.
14. Provide a sliding scale for impact fees and System Demand Charges (SDCs), descending from the current fee structure, to reflect the size of the house. Larger houses or projects pay a larger share of fees, smaller houses pay smaller fees.
15. Establish performance based site design standards – sidewalks, landscaping, road widths, stormwater, etc.

Note: Staff does not support adding the following action items to the City's future work programs.

16. Extend water and sewer services to vacant land in the UGA prior to annexation.
17. Existing platted lots determined to have no wetlands features within their boundaries should not be subject to wetlands review/mitigation from features existing outside their boundaries.