

Land Use Working Group

4.23.18 Meeting Packet



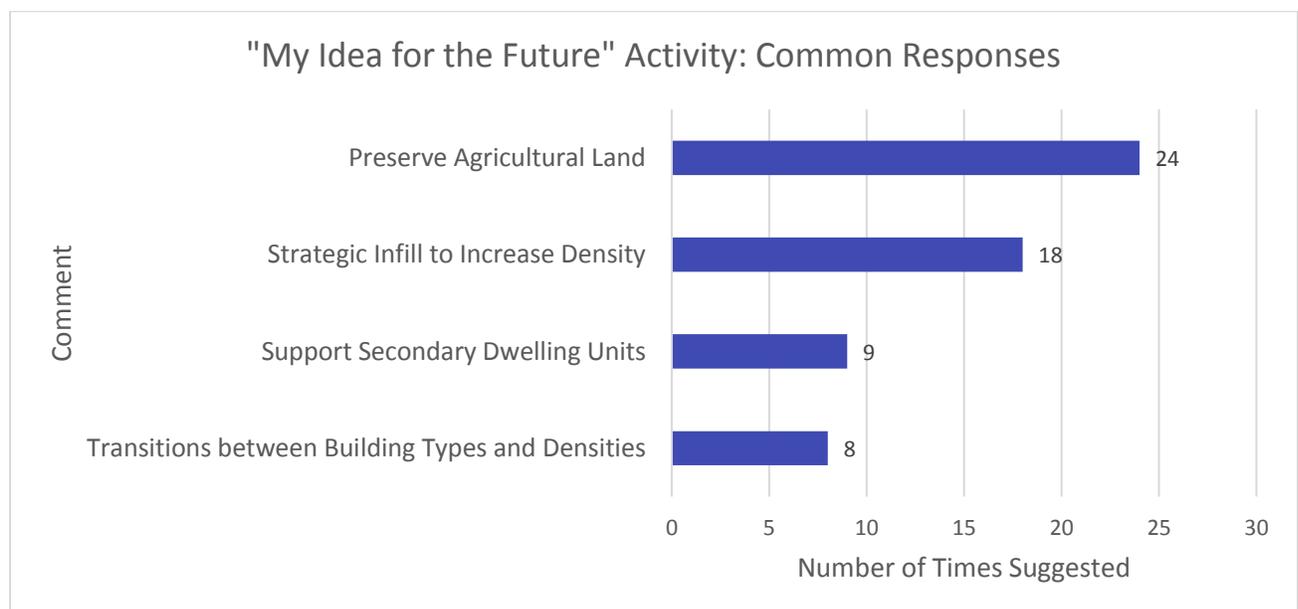
Where is this data from?

These comments were received during the *Reaching Out* phase of the project in Fall and Winter of 2017. They are the result of an activity that asked participants about their hopes for the future of their neighborhood.

The bar graph below shows the most common comments. The following pages include all of the responses, in participants' original words. They are loosely sorted into categories to help you navigate the data.

How are we using this?

Working group members (you!) will help create the activity for the large community event in June. Trade-offs will inevitably have to be made during the planning process, so the goal is to identify those potential areas of tension so they can guide the work done in June. The input about trade-offs gathered in June will allow us to set goals, write policies, and prioritize the action plan. Read through your neighbors' comments and find areas where common suggestions run against each other. Participants at the community-wide event in June will not be able to delve into every single action item, so knowing where decisions need to be made will prepare us all for a more productive event.



“My Idea for the Future” Activity Comments

Density

- Can neighborhood keep up with growth?
- Better plan urban density, don't allow more than 2 story apartments
- New lots have minimum size (.12 acre)
- Only low density residential
- No Planned Unit Development/apartments, more affordable homes, enough parking (not like ECCO), follow code and be consistent
- Smart development vs. infill
- Stop building developments and paving over nature
- Living side by side (rowhouses, etc.) would be nice
- Like single-family homes and open space
- Open space, larger lot sizes
- Need space between homes to retain community's feel, new developments do not have enough space between houses
- Allow maximum housing density with appropriate regulation changes
- Tasteful, affordable density that fits character of neighborhood, not huge apartments
- No large development
- No more new housing
- 20-minute neighborhoods
- Mixed-use and increased density on RR-not in side neighborhoods
- Increase density (like co-housing)
- No apartment complexes in the middle of a neighborhood
- Manage housing density more wisely
- Co-housing (for aging in place), density increase with low/moderate impact, zoning flexibility to allow multiple dwelling on one parcel/ subdivide a parcel, tiny house exemptions, flexibility to integrate multiple dwelling parcels into residential neighborhoods
- Nodal development and River Rd redesigned
- Fixed Urban Growth Boundary to stop further sprawl into farmland, easement of City regulations that stop in-fill for development of existing lots to increase density
- Missing middle/more housing types/affordable housing, mixed use redevelopment along RR
- Dense affordable housing and single family homes, no sprawl
- Dense urban development along corridor, mixed use buildings that encourage small and large businesses, maintain large garden lots,
- 20-minute neighborhoods
- More housing without destroying natural spaces
- Code to ensure new developments/subdivision design will consider the existing neighborhood, new subdivision will value open space, gardens, and trees, pleasant-to-inhabit design vs. pencil-out prioritization
- Limit “flag lot” infills
- Mixed-use and increased density on RR-not in side neighborhoods

- Protect farmland while meeting housing needs, adjust building codes to account for mixed use with townhouses/clustered green development
- Better mixed use development
- Don't overdevelop, leave room for community and parks
- Walkable neighborhood close to shops and parks
- Spacious living areas (not crammed housing)

Agricultural Land

- Protect farmland on N River Rd- a link to area's past
- Value ag. land
- Farmland preservation on 3 sides
- Maintain ag. land- don't extend Urban Growth Boundary
- Set aside land for urban ag., don't sacrifice soil for housing development
- Preserve farmland
- Keep nearby farmland
- Value green space, preserve orchards
- Value ag. and open space
- Blend of farm and open spaces
- Preserve urban farmland & Community-Supported Agriculture (CSA's)
- No commercial pot growing next to residential land
- Protect farmland/no more marijuana farms

Tiny Houses and Secondary Dwelling Units/Accessory Dwelling Units

- Waive fees for Accessory Dwelling Units
- Tax breaks and no annexation for mother-in-law units in yard to achieve densification
- Zoning to enable small/tiny houses on large lots
- Build additional unit without annexing or raising taxes
- Want to be able to legally build a Secondary Dwelling Unit, but property cannot annex because it is not adjacent to City property, want it to be easier to build
- Work with City and County to make backyard tiny homes possible
- Rent to own tiny homes, hickory sheds & place to put them
- Subsidized tiny houses for low-income
- No small houses for homeless (safety issues), no large homeless camps
- Change regulations to make Accessory Dwelling Units easier to build and existing units legal

Homelessness

- A place for homeless to live- dispose of trash, bathe, toilet
- Clean up abandoned houses so transients don't occupy them (3 on W. Hilliard Ln)
- Do not cut down trees as a solution to the homeless problem
- Homeless camps gone- bathing in my backyard (along Beltline)

- Support "rest stop" movement
- Facilitated car-camping/hut camps

Affordable Housing

- Housing affordability
- More mixed income housing
- More affordable housing- more accessible to people with disabilities and a playground nearby in back lot
- Affordable housing, apartments with studios and one-bedrooms,
- Affordable housing-keep neighborhood diverse

Infrastructure

- Developers should have to put in sidewalks
- Increased traffic will decrease home values
- Unhappy about proposed apartment at North Park & Maxwell, will increase traffic near schools and make parking worse, were told the area would be single family housing and not transient apartment living
- Less apartments that do not have enough parking
- Limit number of cars parked on the street per residence
- Limit housing developments- don't have infrastructure, if condo/townhouse building continues develop alt. access roads and alt. to river
- More parking for Ross Lane tenants, designated parking spots for each unit
- Have adequate parking and open space (park, wider sidewalks) where there is housing/apartments
- Paved streets and sidewalks with gutters throughout RR (for both City and County residents)
- Keep 'rural' streets in established neighborhoods-no curbs
- Would like a locked bike shed
- Neighborhoods are currently fractured by private unpaved road

Gardens/Natural Resources

- Promote rain gardens, reduce garden chemicals, cleaner wood burning stoves, encourage community and backyard gardens
- Discourage herbicide/pesticide use in gardens
- Front yard gardens
- Use more zeroscape to reduce lawns, soil improvements/gardening, new tree planting, prevent gravel company from taking farming land, ask neighbors with overgrown lawns to beautify
- Edible landscaping- urban food forest, keep agriculture and large lots for gardening
- Garden/pea patch within apartment complex
- Gardens in front yards
- Change zoning to allow gardening in parking strip-makes community resilient
- Keep peace and quiet, like having enough room on property for camper and being able to pull out of driveway, front yard gardening

- Discussion of Block Planning, depaving, regulations that encourage green & resilient living, more front yard gardens
- Greenhouse gas reduction- have one company doing trash & recycling
- Solar power generator- help get away from oil
- Encourage residents to plant fruit trees, keep neighborhood farm-based
- Green landuse/building
- Encourage gardens
- Preserve wildlife (build up, not out), more solar panels
- Tree lined streets-preferably nut trees for community, aesthetic solar/wind generators on homes and in gardens for pumping irrigation water and providing energy to homes, more wild areas interspersed in neighborhoods & seeded with native plants
- Preserve green areas from development, keep RR beautiful

Design

- Design guidelines in the code and more coordinated code enforcement (County has practically none), guidelines should preserve focus on trees/vegetation, take neighbors into consideration when siting multi-use and commercial, require more landscaping and de-emphasize auto
- New housing compatible to current housing
- Unique style or color to buildings (become more visually vibrant city), bigger buildings
- Middle housing- small design for singles, retired, couples
- New construction designed with communal parking, set-backs, alternative energy
- Neighborhood feel

Miscellaneous

- Maintain rural feel
- Make new irrigation wells legal in RR
- Respect for land, open thinking for development for new zoning
- Garbage on street corners
- Want people to clean garbage and old cars of driveways
- Assisted living/senior housing
- Green space
- Bio swales next to sidewalks, save room for the good things (parks, markets), purchase land before the developers
- How to control trash that blows into Bennett Ln?
- Limit short term rentals (Air BnB)
- Keep RR unique by keeping its farmland & large lots & community gardens