



August 29, 2019 Meeting Notes

Attendance:

- 10 taskforce members in attendance, 5 staff members, and 2 city council representatives
- 3 citizens

Taskforce Questions and Discussion:

- DSD Administrator Cat Hernandez opened the meeting and reminded the Taskforce members of the 3 items the Council Office emailed about and asked the group to focus on: Height, Street Orientation and Massing.
- Jorge Delagarza summarized the items that the subcommittee narrowed down to. Taskforce members provided comments for each.
 1. Height: Consensus was reached that the original proposed amendment discussed early on by the Taskforce should move forward for a recommendation.
 2. Front Setback: discussion centered around two options
 - Determine a blockface median so that new development on RM or MF lots meets the median of the blockface. Concerns regarding limiting development for RM and MF lots only while the other single family residential districts would be allowed the 10 foot front setback. Taskforce members discussed the desire to require all lots on a blockface to meet the median regardless of the zone, and agreed that this should be further discussed for submittal as part of the 2020 UDC amendment process.
 - Create a note in Table 310 that requires an MF-33 lot proposed for multi-family development to have a minimum front setback of 10 feet if less than one third of an acre if abutting a lot with a single family residential use. Discussion about adding adjacent, however, abutting was agreed upon as this is the practice for many other development regulations when referencing "blockface". Taskforce agreed with this approach. Staff is to modify language for review at the next meeting.
 3. Front Entry/Transparency requirement:
 - Discussion started with a proposed 20% transparency requirement. Concerns regarding requiring transparency for RM or MF lots and not requiring fenestration for other single family residential districts was discussed. Taskforce agreed with looking at front entry requirements for the first building on lots less than one third of an acre, but look at some exceptions (i.e. at intersections). Staff is to develop language for review at the next meeting.

Public Comment:

- None

Next Steps:

- Staff to develop language for the front setback and front entry for taskforce review.