



Phase 2: Title 21 Update

Spring & Summer 2025 Stakeholder Engagement Highlights

April – July 2025 Activity Summary

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Spring & Summer 2025 Activities

- Council Member Individual In-Person Interviews
 - 5 Interviews; ~30 minutes each
- Four Stakeholder Dialogues & Interviews
 - 90 minutes each
 - Builders/Developers; Business Owners; Realtors; MAPP/Guiding Growth
- Community Tour
 - Examples of code working, how the code could work well, challenges/code not working





Themes Across CC Interviews

Modern Zoning & Land Use Reform

- Clarify ambiguous code
- Reduce setbacks & minimum lot sizes
- Allow higher lot coverage
- Discourage SF homes in CBD; encourage mixed-use

Town Center & Corridor Revitalization

- Focus on Pioneer Ave, Central Business District, Town Center
- Encourage walkable design, rear parking, active frontages

Themes Across CC Interviews

Diverse & Affordable Housing

- Promote accessory dwelling units, multi-family housing, infill, especially in areas with existing infrastructure
- Enable upstairs/behind-business housing
- Reduce barriers (e.g., CUPs) for small-scale projects

Environmental Considerations

- Use wetlands, slopes, peatlands data to inform development guidelines – consider sensitive areas

Walkability & Transportation

- Reduce parking minimums; explore shared parking
- Improve pedestrian orientation/experience
- Connect trail & sidewalk fragments



Themes Across CC Interviews

Implementation Tools

- Integrate GIS layers with public zoning info
- Strengthen code enforcement for violations

Community Education & Input

- Provide clarity and guidance on how public testimony is considered as part of CUP review process
- Educate on rezoning impacts



Themes Across Stakeholder Dialogues & Interviews

Modernizing the Zoning Code

- Align zoning with the Comprehensive Plan
- Simplify and clarify zoning language
- Make zoning maps user-friendly
- Update outdated terminology and processes

Expanding Housing Options

- Need for townhouses, condos, multi-family, and mixed-use housing
- Support for increased building heights and density
- Address affordable housing, especially for local workforce
- Emphasize employee housing for business growth

Reducing Development Barriers

- Delays from complex subdivision and permit processes
- High infrastructure costs: water, sewer, utilities
- Lack of local fire marshal slows approvals
- Bureaucratic layers (e.g., Army Corps) add 45–60 days to timelines



Themes Across Stakeholder Dialogues

Improving Coordination and Communication

- Improve transparency with developers and businesses
- Clearer guidance to avoid project delays



Supporting Economic Growth

- Zoning must also enable commercial revitalization
- Consider development incentives and strategic exemptions
- Balance environmental priorities with economic and housing needs
- Predictability and faster processes are key for business investment

Concerns that bureaucracy adds to costs of development.

Builders/Developers

- Need simpler, more predictable code.
- Streamline the code to encourage more housing and business development.
- Create a consistent set of rules.
- Manage the impact of public comment.
- A lot of land is not allowed to be built upon.
- Steep slopes and site development rules are the most problematic areas of the code
- Builders experience delays and redesign costs, even for small structures.
- The code is viewed as vague rather than overly restrictive, which increases uncertainty and staff interpretation issues.
- The speed and predictability of permitting approvals is more important than the strictness of the code.
- Delays are most acute when projects trigger CUPs or hearings, which can extend to many months or longer.
- Shift more decisions from hearings to administrative review where possible, particularly when impacts are limited or well understood.
- Property owners often misunderstand what zoning allows, creating friction downstream.
- Housing scarcity affects hiring, project timelines, and long-term economic vitality.
- Reliance on third-party or out-of-town inspectors can slow projects.
- Lack of a dedicated building inspection department adds uncertainty.
- Avoid unnecessary barriers.
- Maintain community character without stifling development.

Onerous standards and CUPs make projects die.

Business Owners

- The CUP process seems too discretionary – adds a lot of uncertainty and cost.
- Site standards are too rigorous (landscaping, requiring curbs and “art”).
- Allow more mixed use and employee housing.
- Subdivision requirements are costly and involve multiple agency review.

*More housing,
more places.*

Realtors

- More housing of all types is needed:
 - Employee housing
 - Housing in commercial zones
 - ADUs
 - Cottage courts (multiple principal structures on the same lot)
- Remove CUP requirements for townhouses, condos.
- Better organize the code. Make all regulations that apply to a property available in one spot.

June 5, 2025

MAPP / Guiding Growth

- Balance **slope stability** restrictions with the need for new development.
- Strong support for **affordable housing**, preservation of public **open space, walkability**.
- Relax **height and density standards** in built-up areas to encourage redevelopment.
 - Consider density bonuses
- **Make regulations clear** so projects don't need to be decided in a public forum
 - Focus on how to make public input more productive
 - Keep CUPs for large developments

Community Tour – We learned a lot!



We checked out examples of, as shared by City Council Members, Staff, and Stakeholder Dialogue Participants:

- **“Good Development”** – in alignment with preliminary goals/vision for the code update
- **“Poor Development”** – out of alignment with preliminary goals/vision for the code update
- **“Code Not Working”** – development where current code is overly restrictive, unclear resulting in “poor development”

Example of **“Good Development”** – potential model for future development – how do we need to revise the code to achieve this?