

Housing Affordability Code Task Force — Executive Summary

February 5, 2026

Meeting Focus

Primary focus on formalizing and implementing a revised Task Force–staff process for advancing code recommendations; detailed discussion of legal and evidentiary requirements for code text amendments; status updates on multiple active amendments; and prioritization of which items should proceed under the new process versus pause for additional Task Force–staff coordination.

Revised Process for Task Force Recommendations

- Mike Bennett and Jeremiah Boies presented a formalized process responding to prior Task Force concerns about “dueling documents” and lack of alignment before Planning Commission and City Council hearings.

Key elements of the agreed process:

- Every Task Force recommendation will return to the Task Force after staff review but before scheduling for Planning Commission or Council.
 - Purpose is collaboration and alignment, not delay.
 - Staff will identify concerns, alternatives, or criteria conflicts early.
 - Task Force and staff will discuss how recommendations meet required review criteria.
 - Goal: no surprises in staff reports or agendas.
 - Council items that advanced under the old process (e.g., pedestrian access, bicycle storage) were tabled to allow them to re-enter under the new process.
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Legal Framework for Code Text Amendments -Interim City Attorney Jeremiah Boies

- Code amendments must meet specific evidentiary criteria to be legally defensible:
 - Consistency with the Comprehensive Plan.
 - Consistency with Zoning & Development Code standards.
 - At least one qualifying “specific reason” for amendment.
 - City Council decisions must be supported by competent evidence on the record to avoid “arbitrary and capricious” findings.
 - Planning Commission and Council are policy forums, not courts:
 - Legal determinations (e.g., takings claims) are not resolved at Council.
 - Task Force recommendations should focus on policy rationale, not legal adjudication.
 - Staff reports will:
 - Clearly document where staff and Task Force agree.
 - Objectively present disagreements when they exist, with supporting rationale from both sides.
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Metrics & Proposal Template Alignment

- The metrics matrix and the Task Force proposal template were discussed as tools to streamline review.
- Consensus that many recommendations share common justifications:

- Housing affordability.
- Regulatory efficiency.
- Predictability and cost reduction.

Proposal to integrate review criteria and metrics into a single, simple submission format to reduce back-and-forth and speed alignment.

Pedestrian Access Code Amendment

- Clarified that the revised pedestrian access language:
 - Removes mandatory interior walkways for industrial uses.
 - Allows flexible crossing treatments (e.g., paint, contrasting materials).
 - Focuses on connections to public sidewalks and entrances, not private internal circulation.
- Planning Commission approved the revised language.
- Task Force consensus: Do not restart the process for this item.
- Action: Task Force representatives (Mark & Mike) will provide a brief written statement confirming support for the staff recommendation.
- Item to move forward to City Council first reading on February 18, 2026. Hearing date will be March 4, 2026.

Bicycle Parking (Long-Term Storage)

- General agreement with staff on short-term bicycle parking revisions.
- Continued disagreement on long-term bicycle storage requirements:
 - Task Force concern: high cost with low utilization.
 - Preference for reserving space rather than constructing facilities prematurely.
- Direction:
 - Subcommittee (Mark & Mike) to meet with staff to work toward consensus.
 - If unresolved, disagreement will be documented objectively under the new process.

Significant Trees Code

- Agreement that this item did not follow the new process and should pause.
- Planning Commission hearing to be pulled.
- Task Force requested staff analysis focused on:
 - Whether the recommendation meets amendment criteria.
 - Policy outcomes (cost, effectiveness, housing impact), not legality.
- Consensus to remove legal framing (“illegal taking”) and focus on:
 - Lack of demonstrated nexus.
 - Failure to achieve stated outcomes.
 - Cost and development impacts.
- Action:
 - Small-group meeting (Kevin, Ivan, Ron + staff) before returning to full Task Force.

Certified Irrigation Designer (CID) Requirement

- Similar to Significant Trees, CID will:

- Be rescheduled.
 - Return to Task Force after staff evaluates the recommendation against review criteria.
 - Clarification needed on whether the recommendation is to:
 - Remove CID entirely, or
 - Modify certification requirements.
 - Action:
 - Ivan & Ron to coordinate with staff under the revised process.
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Code Amendment Tracking & Prioritization

- Staff provided updates on the amendment spreadsheet, including:
 - Items adopted (pre-apps, EV charging, neighborhood meetings).
 - Items tabled (pedestrian access, bicycle parking).
 - Upcoming hearings (CID, significant trees—now paused).
 - Agreement that not all staff-driven amendments need Task Force review, but:
 - High-cost or housing-impact items should return to the Task Force.
 - Task Force to provide guidance on which items warrant review before hearings.
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Additional Topics Identified

- **TEDS Reform:**
 - Sidewalk width, pedestrian analysis thresholds, cul-de-sac requirements flagged as cost drivers.
 - Need for additional developer feedback.
 - **Detention Ponds:**
 - Revisit removal of aesthetic/amenity language.
 - **Plat & Phasing Expirations:**
 - Keith & Ron continuing work.
 - **Minimum Lot Size & Width:**
 - Staff reviewing interactions with fire, engineering, and lot coverage standards.
 - **Alternative Landscape Plans:**
 - For sites without irrigation water or viable soils.
 - **Parking Reform:**
 - Planning Commission unanimously supported removal of parking minimums.
 - **Revocable Permits:**
 - Follow-up meeting scheduled; direction to move forward efficiently once aligned.
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Key Takeaways

- The Task Force and staff have aligned on a new, collaborative process.
 - “Slow is smooth; smooth is fast” adopted as guiding principle.
 - Early alignment reduces risk, confusion, and delays at Planning Commission and Council.
 - Several major items (pedestrian access) are ready to advance; others require recalibration under the new process.
 - Focus remains on housing affordability, regulatory efficiency, and predictability.
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Action Items Summary

Topic	Action / Assignments	Due
Process Implementation (New Workflow)	Staff to ensure all Task Force recommendations return to the Task Force for discussion after staff review and before Planning Commission or Council scheduling	Immediate / Ongoing
Pedestrian Access Code Amendment	Mark & Mike to submit brief written confirmation that the Task Force supports the staff-revised language; staff to schedule Council first reading	February 18 Council meeting
Bicycle Parking – Long-Term Storage	Mark & Mike to meet with staff to attempt consensus on long-term bicycle storage requirements; document agreement or disagreement per new process	Upcoming
Significant Trees Code	Staff to pause Planning Commission hearing; Kevin, Ivan & Ron to meet with staff to review recommendations against amendment criteria (policy-based, not legal framing)	Before rescheduling
Certified Irrigation Designer (CID)	Ivan & Ron to coordinate with staff to clarify recommendation intent and review against criteria; reschedule hearing after Task Force review	Upcoming
Metrics / Proposal Template Integration	Keith (with staff) to align Task Force proposal template, metrics matrix, and code review criteria into a streamlined submission format	In progress
TEDS Reform – Priority Cost Drivers	Staff to continue evaluating sidewalk width, pedestrian analysis thresholds, and low-ADT street standards; seek additional developer input	Ongoing / Next meetings
Detention Pond Standards	Staff to revisit Task Force recommendation to remove aesthetic/amenity requirements and report back	Pending
Plat & Phasing Expiration Timelines	Keith & Ron to continue drafting extended expiration and vesting language for Task Force review	Upcoming
Minimum Lot Size & Width	Staff to assess interactions with fire, engineering, and lot coverage standards before advancing changes	In progress
Alternative Landscape Standards	Staff to develop options for properties without irrigation water or viable soils	In progress
Parking Reform (Minimums)	Staff to advance Planning Commission-supported removal of parking minimums; determine if Task Force review needed prior to Council	Upcoming
Revocable Permit Process	Staff and Task Force to review outcomes from follow-up meeting and determine fastest path forward	