

COMMITTEE OF THE WHOLE RECAP

JULY 22, 2025

1. CALL TO ORDER – 4:00 pm

2. DISCUSSION TOPICS

a. Presentation of the Citywide Resident Survey by Y2 Analytics

Kyrene Gibb of Y2 Analytics reported on a survey of 957 residents showing high, stable quality of life and increased optimism about the city's direction. Concerns remain over growth impacts like traffic and housing density. City services scored well, though code enforcement rated lowest but is a priority for improved enforcement tied to aesthetics. Water quality remains important despite slight rating drops. Email is the preferred communication method, with growing social media use. Messaging around code enforcement and city appearance needs clarification.

Council Members expressed interest in further analysis, expanding survey reach, and incorporating findings into budgeting and policy decisions focused on growth mitigation and community events.

b. Discussion on Identifying Portions of Redwood Road for Future Land Use Map Updates to Support CZ Zoning

Senior Planner Tayler Jensen presented a map of potential City Zoning (CZ) amendments and solicited Council feedback on specific parcels. Discussion focused on selective, phased changes rather than broad corridor-wide amendments due to infrastructure concerns, with Council favoring targeted redevelopment of key properties—particularly along Redwood Road near HomeDepot and surrounding parcels. Members emphasized balancing commercial growth with housing preservation and infrastructure capacity.

There was consensus to proceed with a focused approach to redevelopment while maintaining an overarching vision to ensure cohesive planning. Council expressed interest in further subcommittee review before final decisions.

c. Discussion of Potential Adoption of the Transfer of Development Rights

Chair Whitelock sought Council's interest in pursuing a Transfer of Development Rights (TDR) ordinance to protect century farms and pristine areas by allowing landowners to conserve property while transferring development potential elsewhere. Council Member Green explained that TDR is a market-based tool used in several cities to preserve agricultural and critical industrial zones by placing conservation easements on sending properties and allowing development rights to be sold to receiving zones. The proposal aims to balance water usage and growth, with zones and details to be defined.

Council discussed potential benefits, complexities, and risks, including disproportionate advantages to large landowners, infrastructure challenges, and property rights concerns. Some members expressed caution about overstepping or creating unrequested regulations, while others saw value in protecting key lands like the Drake Farm and

areas near Pioneer Hall. Staff noted limited current development rights (ERUs) on targeted properties but acknowledged potential future rights. After discussion, Council members Whitelock, Bloom, Bedore, and Green supported further study and ordinance development, while Shelton opposed moving forward.

d. Discussion on Housing Zones to Encourage Homeownership

Council Member Kelvin Green explained that state legislation offers incentives for condominium construction through the Home Ownership Promotion Zone (HOPZ), allowing densities near 6 units per acre with deed restrictions requiring owner occupancy for the first five years. He proposed increasing density in certain zones to 6 units per acre to prevent issues seen with previous developments and encourage condominiums. Council Member Bloom supported the increase but raised questions about school and utility capacity, enforcement, and market demand, noting financing for condos can be challenging.

The Council unanimously agreed to explore establishing a Planned Residential Development (PRD) integrated housing zone to allow 6 units per acre and encourage homeownership. Council Member Green confirmed incentives target condo ownership, and deed restrictions would be monitored by the County Recorder.

e. Presentation and Confirmation of Proposed Recreation Center for ZAP Application Submission

Public Services Director Cory Fralick reported of ongoing negotiations for a Recreation Center and ZAP Application to include possible land donation. Council discussed funding options, favoring contributions toward operating costs or construction. Council Members supported the negotiation terms prepared by staff. Chair Whitelock requested that land revert to the city if vacated.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN – 6:14 pm