

Summary of Planning and Zoning Board Comments Related to Middle Housing October 22, 2025 Study Session						
Line	Comment/Question	Topic	First Name	Last Name	Response	Revision Made
1	This is state-mandated, correct? Does that mean it will supersede HOA bylaws, CC&Rs, and deed restrictions?	Land Use	Jayson	Carpenter	This will be similar to the implementation of the ADU text amendments; the HOA covenants would supersede city or state law, so if they had in their covenants that they could only have certain housing types, they would not be allowed.	N/A
2	So theoretically, someone could now build a three-story building with one space and theres no path for current residents to oppose it.	Development Standards	Jayson	Carpenter	For clarification, they have to, for the most part, adhere to the underlying zoning district, which would restrict the height to 30 ft. We cant say they can be single story, but they would still have to adhere to the density requirements of the underlying zoning district. For parking, if the HOA had controls, they would supersede the city.	N/A
3	The Hawes Crossing project had products that they defined as middle housing. Is that a good example for projects like this going forward?	Land Use	Troy	Peterson	That would be a good example because they are zoned RSL, so they would be able to use 20% of the development, either 20% of the lots or net area. They, in some cases, had one space per some of their housing types, so if they were to say it was a middle housing type, they could develop it similarly.	N/A
4	How does this ordinance conflict or not conflict with the ADUs on any given site? Can you have both, or can you add an ADU if you have middle housing?	Land Use	Troy	Peterson	ADUs are allowed on lots that have single-family residences, so they would not be able to have an ADU, but they would be able to have more dwelling units because of the housing types that would be allowed.	N/A
5	Would each unit be on its own lot?	Development Standards	Troy	Peterson	Since the lots have to meet the development standards of the underlying district, they could split the lots if they are on a larger lot; otherwise, it would be multiple units to a single lot.	N/A
6	If they wanted to sell the lots, would they be able to plat the lots?	Process	Troy	Peterson	If they want to split those lots, they would need to meet the minimum widths and depths for the underlying zoning in addition to having access to the ROW.	N/A
7	This projects would be coming through for site plan ammendments and replating anyways right?	Process	Benjamin	Ayers	If the housing was already built, it would go through a land split process; otherwise, it would be reviewed in tandem with the subdivision or rezoning case	N/A
8	For the critera that says it can be outside of the downtown up to 20%, is this just going to be driven by market demand for this housing type?	Demand	Troy	Peterson	Yes, the market would largely determine it, but the sites need the single residence zoning, and there are restrictions such as the AOA restrictions and areas that may not have utility access.	N/A
9	So the criteria are those single residences within one mile of the downtown and new developments of over 10 acres, so the 10 acres or more would be new development, while the areas near the downtown would be redevelopment, right?	Process	Jayson	Carpenter	It's an accurate characterization. For those redeveloping, the application for middle housing would be reviewed as a part of the permitting process.	N/A