

11/2/22 Community Information and Input Meeting Regarding the PNA Overlay

Moderators: Frederique Lavios (FL), Overlay Committee Co-Chair and Chris Durkee (CD), PNA Area 3 rep and Overlay Committee Co-Chair

Notes by: Nancy Sage (NS) Palisades Neighbor

Audience: All those in PNA Areas 3,4,9 and 10 were sent a postcard by the City giving details about this meeting. 53 registered to attend this Zoom meeting, 29 attended, plus 5 who couldn't attend but responded to the poll questions.

7:00 pm Meeting started

Introductions: FL and CD

What is an Overlay? Answers by Chris D. Not opposed to development, not opposed to 2-story, not opposed to tear-down/rebuild... as long as the build is respectful to the neighborhood and the nearest neighbors.

FL: Overlay applies where the boundaries are shown on map. Shared: City's GIS map, Percentage of Lot Coverage Aug. 2022 data with the Proposed Boundary for the PNA Overlay outlined.

NS: I'm in a pocket to the east of the drawn borders.

FL: The City wants Overlay to be contiguous. We are still working with the City to see what's possible.

Lindsay: I'm not clear what the Overlay will restrict. Are you opposed to cheap, cookie cutter homes?

FL: We'll show what has been accomplished so far and the slide show. FL shows a map with red blocks where homes were removed/replaced over the last 3 years. To start the overlay effort a survey was given to all Palisades neighbors to understand their sentiment with regard to the Overlay. There have been several PNA meetings to discuss options and the way forward as we began meetings with the city. A lot of research was done to figure out what the Palisade overlay homes/lots have in common. Next we'll look at a slideshow then open up to Q&A.

You can see Greentree Rd, Glen Haven, Canyon, etc. Example #1 You can see the windows are very close to the neighbor's yard. Not a problem that it is 2 story, just need to respect next door neighbors in the design. Example #2 Lack of privacy. Example#3 A lot of paving and far fewer trees (with all examples). Example #4 Grove of trees on corner were removed, and could have been preserved without limiting the building. Example #5: This is a good design from an Overlay perspective. Respectful of neighbors and limited paving, etc.

Questions?

Tom Horman says zoning is different in this boundary where Fernwood leaves Southshore. West of Fernwood is R-10 as compared to other sections of the overlay area that are R-7. You may have an issue creating one policy where the zoning is different. FL said, yes we are planning to handle each zone differently in the overlay design.

Lindsay asked about adding a second story to her home. FL: Yes you can and the details depend on your lot and your home details. CD explained a second floor might not be as large as the footprint of the first

floor and windows are carefully placed. Photo shows an example where there is greenery/trees on a boundary with neighbor to provide some separation. FL: Lindsay, let's meet afterward to talk about your ideas for expanding your home.

Barbara Cullicot/Livingood Ln/HOA resident: Please explain why those in HOA areas are excluded from overlays. FL: HOA CCRs are usually more restrictive. You probably don't need to worry, but you'd have to read your CCRs to understand what may occur in your neighborhood.

Catherine Rogosin/Mapleleaf/9 yr resident: Why did you choose the boundaries you have? CD: Size of home, size of lot, amount of greenery/landscaping, setbacks, age of build, etc. City was involved in partnership to agree which homes/lots are common to one another. Catherine: Boundaries seem strange to me. CD: A lot of study but not super scientific as there are soft factors. CD: Survey was several months ago and all homes received a notice urging participation in the survey. Catherine has a ranch style home on a big lot and IF I decide to remodel I'm not sure I want extra rules upon me and my wishes. Or, even a potential buyer wanting more options. FL: How would you feel about large format, block-style home sitting right on the set back line next to your home? Catherine: Wouldn't bother me... my son has the same setup and it's fine. FL: Uplands installed an overlay, as well as First Addition. Their rules/requirements have not prevented developers from developing and their home prices have gone up, not down. CD: Some of what we're considering won't add restrictions, but remove restrictions. Example: Can't have a snout garage house based on current code. Overlay will potentially relax that code, among others.

Jacqueline/Dellwood: Most homes are 1/3 to 1/2 acre. How does the overlay intersect with Middle Housing. FL: It doesn't intersect. Middle housing laws of the State still apply.

Marty Edwards/lives across from Mario: I'm hearing that the overlay boundary is set and done. CD: There is still more work to do so it is not set yet. Marty: Will there be a vote? CD: The boundary isn't determined by a vote of who wants in, who wants out - a checkerboard result would be unmanageable.. We're probably a year out from finalizing so much more discussion still ahead. The process is long. FL: We surveyed and 86% of respondents prefer an overlay to protect the neighborhood character. CD: Current code says whether a garage faces the street or is side loading you need a 25 ft setback either way. Garage cannot extend beyond the front wall of the house as code is written now. CD: Let's get together for coffee to discuss details and answer questions.

Mario: If the majority of homeowners in the boundary do Not want an overlay then no, we don't move forward. The Overlay effort began because the majority said, yes, we need an overlay. Mario: Should we now perform another survey for those in the boundary? FL: We already did the work to outreach to the neighbors, and the result was 86% in favor.

Kimberly Hottel: I've spoken with FL about this. Are you able to refine survey responses to their house address? How many are in favor for just those in the overlay boundary? FL: Survey results showed over 80% in favor. We've done a ton of outreach in a variety of modes. Some see the notices but may not engage.

Polling was conducted with 2 questions. Point was made that some outside the boundary answered the poll. CD relaunched the 2nd question asking only those in the bounds answer the poll. (results of the relaunched poll are shown). Mario asked if polling can take place after tonight. Answer: No [not for this poll]. Online poll questions and anonymous responses:

1. Do you live within the overlay's draft boundary? Results:

- yes: 15 + 5 via email proxy
- no: 3 + 1 via email proxy

2. Based on what you've heard so far, are you in favor of the overlay? Results:

- strongly in favor: 11 + 5 via email proxy = 16, 76%
- moderately in favor: 0
- not sure - need more info: 0
- moderately opposed: 3, 14%
- strongly opposed: 2, 10%

The total stating they lived within the boundary is 20, but total of votes on question 2 is 21. We're not sure why there is 1 more response to question 2 than those who said they lived within the boundary, or how that extra person voted for question 2.

Kimberly Hottel got excited that more people should be heard beyond those who attended tonight. FL and Kimberly will work together to get info out to the non-internet residents. Cassie Platz agreed it is good to communicate to the disconnected residents. Al Calabria complimented FL and CD for an excellent information sharing meeting. If door to door is needed, we need more volunteers because we are an all-volunteer organization. Many thanks to CD and FL. Patricia asked about next steps. FL: go to the Nov 14th meeting. CD: Planning Commission Meeting is by Zoom because it is held at the same time as the City Council Meeting.

CD: Met with Justin Harnish, realtor, and will meet with Randy Sebastian on Friday. Kim asked if renters received the notices from the City. No, they are sent to the legal owners.

FL: Any other questions? [No other questions asked.]

8:30 pm Meeting was adjourned.