



Open Space Steering Committee Meeting

September 28, 2021

6:00 pm

Attendance

Steering Committee: Al Wood; Chris Boone, Jennifer Church, Matt Hart, Mike Warsaw, Nic Vesely, Ted McGavran, Josh Teal and Walter Dixon.

City Staff: Peyton Ratchford, Associate Planner and Project Manager; Shelley DeHart, Planning Director; Alex Robinson, Senior Planner.

Call the meeting to order, introductions and general housekeeping: Each committee member introduced themselves and shared why they volunteered to participate in the open space ordinance update. Matt Hart volunteered to be the chairman of the committee. The committee supported his nomination unanimously.

Ms. Ratchford presented an overview of the existing open space chapter of the LDC, reviewing the definitions, goals, and criteria. This led to a discussion regarding the advantages or disadvantages (pros and cons) associated with open space:

- Requirements can be a hurdle to economic development, even a physical constraint on a development site. A balance between development and open space is warranted in the context of economic development.
- Open space is an amenity and even a financial enhancement on property values within residential developments.
- Appreciation of open space in both passive and active applications.
- Open space has a direct impact on housing affordability in subdivisions.
- Diversity of open space type is needed to provide something for all. One size does not fit all.
- Can be a disconnect between a developer planning the open space and the builder's targeted buyer. Age targeted vs family, compact vs rural design, etc.
- There is a need for better planning of open space including amenities such as shade, benches, parking. Sometimes there is difficulty in the timing of HOA turn-over of open space areas which can constrain HOA from enhancing spaces.

Types of Open Space: Public vs. Private; Greens, plazas, trails, viewsheds, scenic byways, large residential lots provide open space, parks, greenways, roof-top usable space, amenity centers, gathering places, and even public art.

Benefits of Open Space: recreation, views, habitat corridors, socialization areas, environmental protection such as watershed, trees, air, etc., economic development, public art, and a form of growth management.

Link to Poll Everywhere questions [here](#).

Planning Staff Audit: Ms. Ratchford presented the results of the staff internal audit of the existing ordinance (see PowerPoint slides). The presentation included the strengths and weaknesses and possible ideas to include in the revision.

Examples from commercial open space photos (see PowerPoint slides).

- General feedback: trees are important.

Link to PowerPoint slides [here](#).

Next meeting:

- Review research and evaluation of other jurisdiction's open space ordinances. Add population and median household cost for those communities.
- Provide an overview of the Comprehensive Plan—how it works and relates to this task.
- Continue general discussion identifying specific goals for this project.
- Next meeting date: Tuesday, October 19th, 6:00 p.m.