

Columbia City Council – Pre-Council Minutes
Monday, June 8, 2009 – 6 p.m.
Fourth Floor Conference Room, Daniel Boone Building

Council members present: Mayor Hindman, Paul Sturtz, Jason Thornhill, Karl Skala, Jerry Wade, Laura Nauser and Barbara Hoppe

Absent: None

City Manager Bill Watkins and other City staff members were present

Mayor Hindman called the meeting to order at 6 p.m.

City Planning and Development Director Tim Teddy summarized the issue of “cottage housing,” directing Council’s attention to Staff’s February 10, 2009 memo and to a timeline describing interactions with Amir Ziv since August 2008 (both items distributed at meeting). Mr. Ziv proposes building several small dwellings as affordable housing at 315 Ridgeway.

Council concerns and questions included:

- Ability to include design exterior design templates in an affordable housing ordinance;
- Ability to address “accessory units” on residential lots;
- Alignment of “infill development” with comprehensive planning and smart growth concepts;
- Extent to which an ordinance could address and provide incentives for infill development;
- Costs of extending new sewer lines vs. attaching to an existing line at a property’s boundary; and
- The need to treat everyone fairly.

Mr. Teddy summarized potential financial and administrative options that could be made available for the project.

Concerns expressed by Mr. Ziv and civil engineer Kevin Murphy included:

- Project is a needed resource in the area;
- It could be developed without a new ordinance, and lessons learned could be considered when drafting an ordinance;
- There is a need for a modified R-2 or R-1 zoning;
- The project’s simplicity does not warrant the sewer and stormwater infrastructure required for “subdivisions;” and
- Requirements may discourage others who are interested in developing affordable housing.

Mayor Hindman thanked Mr. Ziv for attending and adjourned the meeting at 7 p.m.