

# Project Review Committee Report for November 5, 2020

The Templeton Area Advisory Group Project Review Committee held a meeting on November 5, 2020 to discuss SUB2020-00027, which is a proposed 15 house development off Bennett Way in Templeton.

Scott Stokes from Above Grade Engineering presented the project. The owner, Javad Sani was in attendance as well. There were also 10-15 members of the public in attendance, many who were owners of property close or adjacent to the proposed development.

The plot of land is 10.88 acres, and is zoned Residential Suburban, with a 1 acre lot size minimum. The proposed development included 1 very low income unit, so the developer was entitled to a 30% bonus density.

The developer described that to arrive at 15 units, the 10.88 acres was rounded up to 11 for the base density. Then, with a bonus density of 30%, this gives 14.3 units, which then rounded up again gives 15 units allowed.

The chair (Joe Jarboe) argued that the base density should be exactly 10, based on Title 22 section 22.12.080.6.c:

*Other land use categories. The base density for a site in a land use category other than Residential Single-Family or Residential Multi-Family is the maximum number of residential parcels that are allowable under this Title, not including any density bonus as provided under this Title.*

With a base density of 10, there would be a bonus density of 32.5%, so the number of allowed parcels would be 14 ( $10 * 1.325 = 13.25$ , rounded up to 14)

Scott said that state law allowed rounding, so we agreed to disagree and moved on.

Members of the public were allowed to speak, with all voicing opposition to the 50% increase in density of the project (10 units to 15 units), as well as the fact that 8 of the proposed lots were only about a half acre in size (an effective 100% density increase compared to lots in the surrounding area). It was also noted that none of the surrounding plots had such high density. As examples, the parcel of land of similar size adjacent to the east of the proposed development has 8 houses and another similar parcel adjacent to the southwest has 8 houses.

In the end, the chair asked the owner (Javad Sani) if he would consider reducing the density of the project to comply with the normal zoning of the area (1 acre lots). He said he would consider making new plans that reduced the density.

There was a general consensus among the public that there would be little opposition to the project if it was built with the current zoning of 1 acre lots. Residents were not opposed to development in general, but they were opposed to the high density of the proposed project.