



Community Development Committee Meeting Minutes Thursday, May 1, 2025 | 5:00 pm

Council Members Present: Steve Shepro, Dani Gaumont

Staff Present: Patricia Love, Scott Black, Audrey Rotrock

Others Present:

Steve Shepro called the meeting to order at 5:00 p.m.

1. Keller Annexation

The Committee expressed support for several key aspects of the revision:

- Removal of multifamily housing, which reduces potential impacts on the school system,
- Inclusion of a full range of senior housing options: independent living, assisted living, and full care facilities, and
- Creation of opportunities for business development and economic growth.

The Committee endorsed moving forward with the preparation of an annexation agreement that includes both land use provisions and timelines for utility installations (specifically water and sewer services). They also requested that the following items be addressed during the annexation analysis and 60% petition review process:

- Clear definitions for the types of senior housing proposed: independent, assisted, and full care,
- A prohibition on future conversion of commercial and industrial incubator space to multifamily residential use,
- Coordination with the PUD regarding their property at the corner of 268th Street and 64th Avenue to determine how it fits within the overall annexation plan, and
- Limiting the annexation area to include only the block north of 268th Street.

The Committee is supportive of the revised proposal and recommends advancing the 10% annexation petition request to the City Council for consideration.

2. Land Division / Missing Middle Housing Code Amendment

The Committee is supportive of the Missing Middle Housing Code Amendment. They would like to have workshop on the topic for further edification. Also, the Committee asked staff to consider increasing driveway lengths to 22 – 24 feet to accommodate larger pick-up trucks.

3. Critical Areas Code Recommendation

The Planning Commission recommended moving the Critical Areas Code forward to the full City Council.



Community Development Committee
Meeting Minutes
Thursday, May 1, 2025 | 5:00 pm

4. Proposed Notice Board Changes

The Committee is supportive of the proposed changes to noticing boards.

5. Heritage Park Playground Equipment

The Committee recommends adding swings to the playground structure. A fence may also need to be added to the playground area since it abuts the soccer fields. The Committee would like to know how the City could donate the old play structure.

Adjourn: 6:20 p.m.

