

**Residential Study Group (RSG)**  
**November 1, 2018**  
**8:30 a.m. – 10:00 a.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

---

Attendees: Bill Copithorne, Wynelle Evens, Kelly, Lynema, Steve McKenna, Pasi Miettinen, Jonathan Nyberg, Kathy O'Rourke, Jenny Raitt, Erin Zwirko

Guests: Steve Makowka, Jo Anne Preston, Don Seltzer

Jenny opened the meeting with introductions. Kathy O'Rourke was recently appointed to the Residential Study Group. Additionally, Kelly Lynema was introduced. She is the new Senior Planner in the Department of Planning and Community Development.

The Study Committee discussed the big takeaways from the tours completed on October 5. Based on the conversation, the major points included home style, shape of the lot, building heights, and width of driveways. Other points that were brought up that may be better suited for other committees included tree protection and stormwater control. The Study Committee discussed whether tours should be scheduled for homes within the R2 district, and those in attendance did not have an objection to scheduling tours. Although finding a day and time that work for the group is difficult, Jenny indicated that the staff would attempt to arrange a second date.

Erin provided a revised version of the survey related to the Good Neighbor Agreement. Members of the Study Committee provided comments to the staff on the survey prior to the meeting, and additional comments were provided during the meeting. Erin indicated that she had identified a variety of addresses that might have triggered the requirement for the Good Neighbor Agreement, and she would circulate them to the Study Group once reviewed by Inspectional Services.

Kelly and Erin then provided an overview of the draft report prepared on the demolition of structures that may be affordable and the incompatibility of new structures in established neighborhoods. Through research by the Department of Planning and Community Development, the Residential Study Group will issue a report on these trends, the effectiveness of the existing regulatory and policy framework, best practices, and policy and process recommendations. Although the Study Committee did not have much time to digest the report, many of the members provided feedback on results of the report including assumptions and the findings. One such comment was on the number of potentially subdividable lots. Members who had studied this in the past thought that the number is much lower since the staff did not take into account frontage. Other comments were made about using assessed value as a variable. It was chosen because it is the most complete data set, although the staff acknowledges that most homes in Arlington sell for more than the assessed value.

Other members made comments on the assumption of using the commonly-accepted 80% of the area median income and 120% of the area median income as a threshold for affordability. The staff acknowledges that households may cost-burden themselves knowingly in order to achieve housing that the family wants or needs. Without some other commonly-accepted threshold identified, any other number would be a subjective choice on what is affordable.

Some final comments from members included the loss of rental availability in the R2 district, any unintended consequences of recommendations made by the Study Group, and how the work of the Study Group interacts with other goals of the community.

On the minutes from the September 18, 2018 meeting, Steve McKenna made a motion to accept the meeting summary. Wynelle seconded. All those in attendance voted in favor of approval.

##