

00:09:51 Leslie Twarogowski: Leslie Twarogowski - Park Hill
00:31:14 Susan Payne WPE: If a resident applies for a zone change to allow an ADU is it necessary to have neighbors' agreement?
00:32:48 Rodney Kazenske - SUNI: I just went through a zoning change for a property to allow an ADU, and no it's not necessary.
00:35:32 Susan Payne WPE: Please put the website in the chat
00:35:49 Joshua Palmeri - CPD - Planning: ADUsinDenver.com
00:35:54 Bill Tanner: Are garage conversions considered ADUs?
00:38:20 Leslie Twarogowski Park Hill: Are ADUs required to be tied into the "grid" separately, or can they pull water and power from the primary house? And related, are compost toilets allowed in the absence of tying into the public sewer system?
00:38:38 Lou Raders: I think you implied this, but please confirm that the ADU cannot be separately owned from the main house on the property. Thanks.
00:39:38 Biddie Labrot East Washington Park: You mentioned that the owner must live at the location with the ADU - how will that be handled when the property is sold?
00:41:06 Jeff Spinzig. Wash Park East: If the City is so in favor of allowing ADU in areas where not previously allowed then why are you using the back door approach to approving rather than rezoning the entire neighborhood. What is actually being done for neighborhood outreach to see if the residents are actually in favor of this?
00:41:33 Bill Tanner: If I want to create an apartment within the main house and have a spare basement bedroom and bathroom, can I rent as an apartment? How is that different from an ADU in terms of policy?
00:42:43 Christine O'Connor (Co-Chair ZAP): Lou, your question was answered in very early slide. YES.
00:46:40 Jeff Spinzig. Wash Park East: Did the City Hire /Zillow to do their out reach or should it be done in house. Zillow did not cont
00:46:58 Jeff Spinzig. Wash Park East: contact anybody I know
00:49:00 Leslie Twarogowski Park Hill: I understand that West Denver Renaissance has been seeking ways to lower building expenses (for instance, pre-approved architectural plans), are there any plans to take a cost-reduction program like that city-wide?
00:49:03 D-Bruce Baskette (Hutchinson Hills): Is a garage required with an ADU, then how would the driveway be dealt with in a suburban district?
00:49:52 Susan Payne WPE: Can a kitchen be added to a basement so that it becomes an ADU?
00:51:26 Bill Tanner: I'd be glad to do a city wide survey for Denver on ADUs ... pro bono
00:51:54 Christine O'Connor (Co-Chair ZAP): Bill - That would be great! Could it be done neighborhood by neighborhood?
00:53:47 Bill Tanner: Yes. As long as there are voter/ resident lists that would be made accessible by neighborhood and/or the city would cover communication costs.
01:00:17 Carla Mcconnell: After 20 years of ADU construction, how much has Portland increased their housing stock via ADUs?
01:06:42 Leslie Twarogowski Park Hill: How do ADUs in suburban contexts overcome limitations placed by HOAs (and/or can HOAs prohibit ADUs)?
01:09:50 Leslie Twarogowski Park Hill: Thank you Josh

01:09:55 Susan Payne WPE: Why are rezoning requests for ADUs being allowed before the committee comes up with recommendations?

01:14:05 Joshua Palmeri - CPD - Planning: Thanks Susan, the plan guidance in Blueprint Denver 2019 does recommend that ADUs be allowed in all residential districts today, so where and when found appropriate by staff, planning board, and city council they are being approved based on that guidance

01:19:30 Leslie Twarogowski Park Hill: If memory serves, didn't Westside create not one, but like 4 or 5 metro districts on the Loretto Heights land?

01:28:32 Biddie Labrot East Washington Park: Share your screen

01:32:31 Lou Raders: But each entity for which the person is signing is, in fact, a separate legal entity. This is not the "same entity". Signing by the same person is NOT the same thing as BEING the same entity/person. The entities are different with different boards/legal structure etc.

01:35:27 D-Bruce Baskette (Hutchinson Hills): Lou is on top of understanding that aspect.

01:39:59 Bill Tanner: If the "deep pocketed" developer funds the infrastructure,, how does the developer recoup that cost? Wouldn't that be through higher home prices? That is, the money is never free to the ultimate owner/beneficiary. Key issue: Are costs higher through the metro district model or a privately funded model?

01:41:33 Bill Tanner: Agree that the wording on documents given to new residents ought to be clear so that buyers can make better choices and fully understand costs.

01:43:19 Bill Tanner: Agree transparency ought to be high.

01:57:54 Jim Gibson: gibsonjim@comcast.net

02:09:32 Bill Tanner: Thanks!

02:10:03 Alan Gass: Great presentations!