

Northern Range Development Roundtable

July 28, 2025



Quality Community for a Lifetime



Overview

The purpose of this presentation is to:

- Summarize the roundtable meeting between City Council & Developers from February 25, 2025
- Address development challenges in the Northern Range
- Review input from stakeholders including:
 - Development Community
 - City Council Members

Key Themes

- Long-standing development concerns
- Complexity and unpredictability in processes
- Barriers to efficient growth in the Northern Range
- How does Council view long-term growth development?
 - What is the vision to accomplish long-term growth development that keeps the City fiscally healthy?

Development Community Needs

- Desire for shorter project timelines, more collaboration, and predictability
- Support for lower fees and increased investment incentives
- Developers seek clarity about investment opportunities
- City is perceived as more expensive to develop in than peer municipalities
- Mixed messaging, staff turnover, and property rights concerns drive delays and rising costs
- Addressing internal dynamics and process clarity is critical to improving the relationship with the development community

City Council Needs

- Strong desire for better coordination between City Council, developers, and the community
- Emphasis on early review of concepts for shared understanding and community buy-in
- Stakeholders seek more commercial opportunities and clear development thresholds
- Concerns over the gap between vision and actual outcomes (e.g., transit vs. development—disconnect on vision and what has been built)
- Concerns about repetitive projects, high fees, and poor coordination
- Interest in streamlining systems and improving collaboration with SACWSD & SACFD
- Call for better alignment of planning, process, and politics to minimize the risk and increase predictability

Overall Themes

- Developers request greater transparency and collaboration throughout the process
- Perception around decision-making and process has made developers wary and investment in the community stall
- Complex, lengthy approval cycles, high impact fees, and mid-project ordinance changes make projects financially unviable
- Streamline coordination, improve partnerships, improve early stakeholder feedback, and ensure consistency in standards
- Promote consistency and fairness in the approval process; shift focus back to objective outcome-based approvals