

The City of Lee's Summit
Action Letter - Draft
Community and Economic Development Committee

Wednesday, July 13, 2022

5:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, July 13, 2022 at 5:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172.

Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Tuesday, June 7, 2022, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

The meeting may be viewed on the City's website at WatchLS.net, and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

1. Call to Order

Chairperson Edson called the July 13, 2022 Community and Economic Development Committee meeting to order at 5:03 p.m.

2. Roll Call

Present: 4 - Chairperson Phyllis Edson
Vice Chair Hillary Shields
Councilmember John Lovell
Planning Commissioner Dana Arth

Absent: 1 - Councilmember Mia Prier

3. Approval of Agenda

Vice Chair Shields made a motion to approve the July 13, 2022 Community and Economic Development Committee agenda, seconded by Councilmember Lovell.

The motion passed unanimously by roll call vote.

4. Public Comments

There were no public comments.

5. Business

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A. [2022-4997](#) Approval of the June 8, 2022 Community and Economic Development Action Letter

Vice Chair Shields made a motion to approve the June 8, 2022 Community and Economic Development Committee action letter, seconded by Councilmember Lovell.

The motion passed unanimously by roll call vote.

B. [2022-5028](#) Home Builder Roundtable Discussion

The Community and Economic Development Committee has been discussing the issue of affordable/attainable housing and invited professionals in the home building industry to join them in a discussion about ways to cut housing costs. Guests included Will Ruder, Exec. Vice President of the Kansas City Home Builders Assoc., Raynard Brown, President of Inspired Homes, Raegan Long, Dir. of Land Development with Inspired Homes, Jordynn Webster, Government Affairs & Workforce Development Manager with the Kansas City Home Builders Assoc. and Cynda Rader, a local realtor and Lee's Summit Planning Commissioner.

Discussion ensued regarding factors contributing to the rising cost of housing construction which include the cost of land, lumber, labor, and permits. Some of these increased costs are attributed to the supply shortages due to the pandemic, the volatility of the housing market and decreased labor force. New starter homes in the area currently range in price from \$325,000 - \$400,000.

Other contributing factors include delays in permit timelines, water taps, excise taxes, external factors such as roads, driveways, curbs, sidewalks, setback requirements, subdivision common areas, detention basins, storm sewers, etc. All these additional costs are passed on to the buyer.

While everyone agrees there is no one single solution, there is a universal concern about affordable housing.

Some ideas discussed:

- Offer rent to own/owner finance options for buyers
- Create Housing Incentive Districts
- Allow manufactured homes (currently not allowed in Lee's Summit)
- Ask builders to use structural insulated panels (SIPs)
- Offer more town homes and condos for sale rather than rent
- Create public/private partnerships
- Smaller lot sizes and less green space
- More density
- Decrease development costs
- Communities need to be willing to try innovative approaches to building

6. Roundtable

There was no roundtable discussion.

7. Adjournment

Chairperson Edson thanked the guests for attending the meeting and sharing their ideas with the committee. There being no further business Chairperson Edson

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adjourned the meeting at 6:22 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"