

From: John Mauro <JMauro@cityofpt.us>

Date: February 6, 2026 at 3:26:57 PM PST

To: John Watts <johnw@olympus.net>, Todd McGuire <tsmcguire57@gmail.com>

Cc: Alyssa Rodrigues <arodrigues@cityofpt.us>

Subject: RE: Development Regulation Clarifications - January 12 letter

Hello, again Todd and John (City Council bcc'd to help prevent state OPMA violations) –

I appreciate your persistent and inquisitive spirit here, but there's not much for me to add from my initial response to your email a few weeks ago. Much of what you're after can be found in the existing comp plan and related development code that was approved by City Council on December 15. You can find that [here](#). While I wish we had the staff capacity to work through each and every question residents have, it's not possible to do so and instead dedicate our efforts to making sure the plan itself and major elements are broadly understood – hence developing fact sheets and supportive materials with multiple audiences in mind. We've taken a similar approach to building broader community understanding around the permitting process with new (state competitive-grant-funded) videos that are available [here](#).

We are also currently working on developing administrative procedures and internal processes to implement the new codes, as is the case with most code updates, especially significant ones. This will take time, so thanks for your patience.

Meanwhile, if you have specific questions about a particular site or parcel, you are welcome to apply for a Customer Assistance Meeting (CAM), as this is a way we help dedicate City resources with fairness and equity in mind for those going through the development review process. You can do that [here](#). We're hopeful that you and many others who see the real need are eager to support affordable housing efforts as per the Comp Plan and we can collectively focus on that end goal with a disciplined focus on implementation.

Sincerely,

John

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