

Feedback on Proposed Zoning Code Amendments

1. Each one of them by itself may not be a major issue but they all do make development slightly tougher by adding additional requirements or timelines, so I am somewhat concerned with the overall approach since every time additional burden is added, development gets slightly tougher/more expensive, and housing attainability goes down.

Zoning code amendment 27-307 27-308

1. In general, I think that the 5% of open space for a larger NX projects is appropriate. I suspect it is well over 2%, probably over 5%. I think that if this is the case, we should oppose the change.

Zone Code Amendments - Stepbacks for 2+ stories abutting N and NX

1. It seems arbitrary and excessive, and what caused this to come up? How does this fit into the city's long term growth plan?
2. This is a bad idea. 50' height is arbitrary and excessive. Where's this amendment coming from? What prompted staff to take this up?
3. This change would require already approved 3 story plans to be reduced to 2 stories.
4. Changing the step-backs will have little impact on what neighboring homes can see from their homes. Additionally, rooftops and yards would still be visible from an upper floor. Visibility is 12 miles from a height of 50ft.

Zone Change 27-1623 and 27-1628

1. This proposed amendment appears to be in violation of new state law signed into effect this legislative season. The Bill that passed and was signed by the Governor is SB131, requiring reviews to be completed within 20 working days.
2. This amendment would allow the zoning commission to delay their recommendation of a zone change by up to 60 days. Pushing an application off to a subsequent meeting. It also gives the option for the City Council to push a zone change request back to the zoning commission for another public hearing. If they "feel" that there are issues brought up during council meetings that were not addressed during the Zoning Commissions public meeting. My general opinion of these proposed code amendments is that it could easily end up delaying a zone change request by 3-4 months. Depending on the size of the project, costing a land developer \$30-40k in time and financing cost.