

## Daniel Symer

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**From:** Daniel Symer  
**Sent:** Thursday, August 22, 2019 12:24 PM  
**To:** Ken Berkhoff; Tyler Mark; Housing Solutions of Northern Arizona; John Stigmon; Kat Ross; PFerris@winslowaz.gov; cpasterz@coconino.az.gov  
**Cc:** Gail Jackson; Daniel Symer  
**Subject:** Summary of ECONA's Business Attraction Meeting Regarding the Future Zoning Code Amendment

Thank you all for meeting with me yesterday regarding the Zoning Code's current work program. We discussed several items and questions pertaining the future amendments. Below is my summary of comments. Please let me know if I need to add an item or correct a statement.

- A. The City Council should conduct a cost analysis for each Zoning Code amendment to determine the additional cost that a zoning code amendment may add to doing business in the City.
- B. Concerns were raised that the proposed amendments may spur Private Property Rights Protection Act issues.
- C. The city is in need of work force housing. Additional student housing allows other types of housing choices to become more available. In turn, this will lower to cost of the other types of housing (simple supply and demand). By making it harder to develop student housing, it will minimize the ability of market rental rates to decrease for other housing types.
- D. The higher densities are necessary to provide lower development costs and lower rental rates. Concerns were expressed that having a requirement for a Conditional Use Permit to develop over a specific density, bedroom ratio, etc. would cause developers to construct at lower densities to avoid the Conditional Use Permit process. Also, the additional regulation for the High Occupancy Housing will make it harder to do business in the City; and, the Council wants to know when a new regulation will make it harder to do business.
- E. The requirement for a Conditional Use Permit may cause developers to develop larger areas of land and use surface parking instead of structured parking, which could fuel additional sprawl of the city.
- F. The City needs to find ways to assist in reducing cost for developers. The water and waste water impact fee are excessive, particularly compared to other cities in the state. Is there a way to remove the water and waste water fees from an enterprise fund so that fees may be waved or reduced to assist with the cost of affordable housing without the City having cover the costs?

As indicated yesterday, I do recommend that you separately email me any comments or suggestions so that may be considered. It is my preference to attach written comment's to reports.

I do encourage the community to share alternative solutions and considerations for the proposed amendments to address the adopted policies and citizen petition proposed amendments.

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