

From: [REDACTED]
To: [Mary Gourley](#); [City Council](#)
Subject: Agenda Item 10 - R6 & R7 Zoning Consolidation
Date: Thursday, November 30, 2023 6:08:42 PM

Council and Staff,

The presented Objective Standards, which combine R6 and R7 residential zones, raise significant concerns. Recall that the need for these updated standards, stemmed from a large-scale R7 housing development under SB-35, which many were critical of as it seemed to overlook key aspects: Namely, the unsuitability of proposed density for existing city infrastructure and the inconsistency with the character of the neighborhood. The substantial difference in units per acre between R6 and R7 zones would seem to necessitate a more distinct delineation in the standards.

Given this context, I urge the council and staff to clarify how these standards as presented accurately differentiate between R6 and R7 densities. Specifically, does the approach aim to tighten regulations on R7 to align more closely with historical R6, or is it leaning towards a relaxation of R6 standards to mirror those of historical R7? For practical understanding, I suggest illustrating these implications through a case study of an existing R6 or R7 development. Such an example should demonstrate how these developers would have needed to adapt or how they could have benefitted under the new consolidated standards.

This clarity is crucial for ensuring that future developments harmonize with our city's infrastructure capabilities and maintain the character of our neighborhoods.

One additional point of contention as referenced in the agenda is both the delay in getting this completed considering the cost of consultation as well as the rush to adopt so close to the state mandated deadline. While it is mentioned that updates may be made to adopted standards at any point in the future, at any point prior to such future changes being made a developer will be able to submit under the current at that time standards which may not reflect the cities best interest. It would be my hope that our Design Review, Planning Commission, and Council, continue to actively prioritize agendizing this document with the goal of providing revisions in a more timely manner and economical way than what we are seeing in completion this evening.

- Kyle Falbo