

From: Jane Hagan [mailto:jhagan@inrpower.com]

Sent: Monday, August 03, 2009 10:45 AM

To: Dick Converse

Subject: Flywater Zone Change Package

Dick, I picked the package up from Margaret last Thursday. Thank you for clearing that up. Now that I have it, there seem to be some things missing I hope you can address for me. First and foremost, there is no conceptual development plan in the Findings done by Clark Stevens, unless his two sentences on proposed development would be considered sufficient. In fact, Section III of Mr. Stevens Findings doesn't even mention Criteria #3 of Section 27.4(C) of the City Zoning Ordinance; however it is listed on the notice to adjacent property owners. Since the conceptual development plan is a component of the City's approval criteria, I would hope that would be available early enough that it could be studied by those who would submit written comments by the 8/19/09 deadline.

Of interest also is the designation by Mr. Stevens that this is a minor amendment. In reading your discussion on minor and major amendments in your staff report for McBee Properties, I believe the consideration of a major amendment should be looked at more closely. Your definition of minor amendment is one that will not have any significant impact on other land. It has not yet been determined just what impact it will have, particularly on the homes already existing on Brophy Lane.

Also, Section II mentions five exhibits. Only three are actually included with the Findings, and one of those three is inaccurate (Exhibit B). I have attached the correct map. (Page 1 of the file is the current map from the assessor; Page 2 is an older map no longer in effect.)

You will see that Page 2 of the Findings show the park parcel as 5 acres, and that the total property is 24.60. The drawing of the new map by the County Drafting department on June 11, 2009 reduces that entire parcel by approximately 2.3 acres, and most of the reduction falls in the park parcel. Parcel 2, the development parcel actually gains a little land as the boundary moves all the way over to the river's edge. All of the numeric data in the Current Acreage section of the Findings is incorrect. These exhibits in their correct form also need to be made available in ample time to be studied.

I hope this work by Mr. Stevens isn't a window into how this project will be brought forward as it moves through the zoning and development process. Sloppy work can be confusing to a new and inexperienced Planning Commission taking on such a substantial project requiring a steep learning curve.

Jane Hagan

8/11/2009