

These are comments from Mel and Bertella Hansen regarding the re-zoning of the property at the corner of Mt View and Church Road on the west side of Church Road. We live at 2516 Norway road on a property we purchased in approximately 1990.

It is doubtful we would ever permit any building on our property between our home and Church Road. We own approximately 1.7 acres. We would also encourage our heirs to keep the property as is, because it protects the view between our home and Church Road.

To upgrade Norway road, a developer of property to the west would probably need to acquire property along the north side of Norway. It is my understanding that a private developer would not have condemnation rights and would have to widen to the south which could be cost prohibitive due to the steep bank. We do not intend to ever give that permission.

Zoning Comments:

- The property to the West of Church Road at the corner Mt View and Church should be switched with the property east of Church Road at the corner of Mt View and Church.
 1. They are similar properties both with some developed land and a church on site.
 2. The property east of Church has already had an approved plat (therefore vested) for about half the property, but construction has not started. It is proposed to be built in phases,
 3. The developer may wish to continue with the approved plat, or if zoning were to change to Medium multi-family, he may choose to amend the plat to increase the density some or all of the phases,
 4. Over half of the property east of Church is currently wetlands. Wetlands can be mitigated, and it might be beneficial to have a mix of single family and multifamily.
 5. Both properties contain churches. Whether either or both churches would choose to further develop open properties is anyone's guess
- Many of the property owners on the west side purchased their homes with the expectation that the open areas around them would have single family zoning, not the possibility of up to 30 units per acre in 4-story buildings!!
- The properties West of Church are currently assessed as potential SF. If this were to change to multi-family with increased density, the assessor could increase the property value accordingly with the resulting increase in taxes. Some people could be driven out of homes as a result.
- Norway Road is a substandard, narrow roadway. It could be cost prohibitive to widen and upgrade the road to permit all the traffic resulting from up to 30 units per acre.
- Once the property is re-zoned, if a future planning commission and staff were to attempt to change the zoning back, it could be considered a "down zone" and owners at that time would be entitled to compensation. Therefore, I would encourage the staff and Planning Commission to proceed slowly and with caution.