

McCaleb, Iris

From: James Stupfel <hhnalo@gmail.com>
Sent: Monday, November 27, 2017 2:58 PM
To: Planning Commission; Siegel, Scot; Hamilton, Leslie
Cc: Barbara & Jim Fisher; Bill Abadie; Christian Huettemeyer; Christy Clark; Donald Mattersdorff; Hallinan Heights; James Stupfel; Liz & Jeff Martin
Subject: Hallinan Heights Testimony for Hearing on LU 17-0052 (Flag Lots AND Private Streets)

Below is the official position of the Hallinan Heights Neighborhood Association (HHNA) as unanimously adopted by the HHNA Board of Directors as part of an emergency Board meeting called specifically for this purpose. Please note that this testimony may also be read at the hearing tonight by a member of the neighborhood association on behalf of the neighborhood.

HHNA does NOT support the addition of private streets as proposed by staff in the latest proposed change to the Flag Lot Code update process (LU 17-0052). Private streets have no place in most of our neighborhoods and the Commission has received testimony regarding the negative impacts created by larger existing flag lots that have private streets: there's exclusivity brought into neighborhoods that does not allow neighbors outside of the development to walk, drive, or otherwise access these streets but still brings on the burden of additional traffic, parked cars, and other uses on the existing surrounding infrastructure that the new homes (on the private streets) are free to use. Standard streets were created for a reason and large flag lot subdivisions, private streets, or other complicated loopholes should not be allowed just to give developers a way to develop property beyond what STANDARD would dictate.

HHNA believes that the code changes should eliminate all proposed private street text and limit flag lot to developments consisting of 1 parent and 2 additional lots at most, as recommended by Planning Commission at the November 13th meeting.

In addition to providing this testimony against the adoption of the new Private Streets proposal, HHNA would like to request that any decision that changes the Commission's November 13th decision in relation to flag lots be postponed until sufficient notice can be offered and proper public outreach completed. It's a travesty that such substantial changes that clearly go against nearly all public testimony and discussion thus far were proffered on such short notice- mailed notices did not arrive to HHNA until November 20th. With a hearing scheduled for November 27th on the issue (the Monday immediately following a long holiday), there simply has not been enough time for adequate review, discussion, and discourse among the multitude of people and groups who provided testimony already, including the neighborhood associations and other groups who have commented and officially supported HHNA's position. 7 days to review, prepare a position, meet, and vote is not enough. This Flag Lot review process has been going on for the better part of a year and the public's response has been a solid NO to large flag lot developments, including the private streets that go along with them. This change would undermine all of the citizen involvement to date.

-James Stupfel, Chair
Hallinan Heights Neighborhood Association

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