

ZA1-6-21
Item #4.a.

Debra Ercolini <debra.ercolini@edcgov.us>

Fwd: Comments for Public Hearing for Parcel P19-0013

Planning Department <planning@edcgov.us>
To: Debra Ercolini <debra.ercolini@edcgov.us>

Mon, Dec 21, 2020 at 7:24 AM

January 6, 2021 Zoning Administrator Public Comment for Item 4.a.

----- Forwarded message -----

From: **Juston Smith** <justons@gmail.com>
Date: Sat, Dec 19, 2020 at 6:16 PM
Subject: Comments for Public Hearing for Parcel P19-0013
To: <planning@edcgov.us>

Hello Zoning Administrator,

I have questions about the restrictions that would be imposed if the request to divide the parcel was granted.

- Is there anything preventing the property owner from selling either of the parcels with the newly built homes?
- Is there anything preventing the addition of a 2nd home to either of the parcels after they are split?

What I do not want to see is a loophole that is created for real estate investors to come in and purchase large parcels, build new homes on them, and then split up the properties to resell. Depending on the restrictions, what was an undeveloped 9.7 acre parcel will soon be 2 homes and could result in 4 homes (2 per each parcel) and the sale of the properties for profit as an investor. Even if it is not the intent of the Swanson's from doing so, what is in place from others doing this? I am surrounded by multiple 5-10acre parcels that I do not want to see turned into residential communities of smaller properties with new developments.

Thank you,
Juston Smith