

## ATTACHMENT #17

### Correspondence as of October 25, 2018

**From:** Mark Apton [<mailto:mapton@gmail.com>]  
**Sent:** Thursday, October 25, 2018 3:49 PM  
**To:** PlanningCommission; Mayor and Council  
**Subject:** Coleman and Tasman, Committee Meeting;

Dear Mayor, Council and Planning Commission,

Thank you for all the great work you do.

Both these locations are great for High Density Housing. High Density housing means bigger impact on resources.

The developers make a fortune off our rapidly disappearing land. They directly cause the need for more schools. But they do not pay and they are very good at avoiding the issue. During the public input time, they spent exactly 3 minutes talking about the schools. The majority of the 5 hours was about the cost of the developers investment. The developers had all their "facts and figures" ready. The Planning Commission tried to evaluate the developer's "numbers" but was clearly outgunned. A few Audubon people tried to fight the developers but they were equally unequipped and out numbered. Our CAC (Citizens Action Committee) was no where to be found. Your commission is doing the heavy lifting trying to defend the objectives of the citizens of this city, but someone asked why we do not get a profit and cost analysis from the developers. I think it was the City Clerk who said, "we are not in a position to ask this of the developers", I find it odd that we are only allowed to hear about the developer's expenses but not their profits? One person brought up formaldehyde, He was completely ignored. The traffic issue at Coleman was similarly dismissed. The developers complained about the necessity of having open space and the cost. The developers propose 2 acres out 45 acres with ~5 thousand units and the riparian setback at Tasman. impact fees were mentioned by the developer but I did not hear of any. These are issues that need through study. The developers need to build now and we need the housing. These are not afterthoughts that are to be discussed at 11 pm on a week night with no community present. I believe we have very hardworking, bright, high integrity people leading our city. We can do better than this with the citizens help and input. I am urging the people on Nextdoor to watch the videos of the meetings. In other major cities, the developers must produce a complete cost/profit balance sheet before the permits are issued. We need more transparency on the projected costs and profits of these developments.

Thank you,

Mark Apton

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Resident