

NARROW LOT STUDY COMMUNITY INPUT REPORT

city of
golden
valley

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Overview

Soliciting public input was a major component of the Golden Valley City Council's consideration on amending the City's zoning code in regards to narrow lots.

Staff solicited input from the community through online surveys, social media, and a public forum regarding the following areas:

- demographics
- Golden Valley housing characteristics
- narrow lot concerns
- narrow lot regulations

To promote the survey and the forum, the City published multiple news stories to its website and social media along with stories in the Nov/Dec 2019 and Jan/Feb 2020 issues of *CityNews*. News reports were published in the *Sun Post* and broadcast on CCX Media. All publications and stories included information on the surveys and the forum.

Online Surveys

The City sent postcards with links to an online survey to every single-family residential property in Golden Valley. Those living on non-narrow lots received one survey, while those living on narrow lots received a separate survey. Each survey was identical aside from five additional questions on the survey specifically for narrow lot owners. The survey asked for public input on each of the areas under consideration along with the respondent's name, address, and number of years living at that address.

Links to each survey were only published on the postcard to avoid non-narrow lot residents taking the incorrect survey, and vice versa. Still, results were skewed by residents sharing links via social media and other formats.

The postcards were delivered in late Dec 2019/early Jan 2020. The survey was active until Jan 31, 2020, was limited to one response per IP address, and had 369 responses (66 from narrow lot owners and 303 from non-narrow lot owners).

Public Forum

The City hosted a moderated, interactive public forum Jan 16, 2020 at City Hall, where community members could voice concerns regarding the potential development of narrow residential lots in Golden Valley. The City's Planning Division staff, the chair of the City's Planning Commission, and a building and design professional were on hand to provide information and answer questions.

Information Session

The City published a Narrow Lots Information Session video on the City website, social media, and YouTube May 27 for residents to learn more about what the Planning Commission expected to present to the City Council regarding Zoning Code changes. The video can be viewed on the Narrow Lot Study web page on the City website.

After watching the video, viewers were asked to share their comments online in lieu of participating in any of the public hearings on the topic. All submitted comments can be found in Appendix C

Social Media Outreach

The City posted information and reminders about the forum and survey six times on Facebook and five times on Twitter between Dec 30, 2019 and Jan 21, 2020. See Appendix A for reach and engagement details for each post.



City of Golden Valley, MN - Local Government
Published by Loomly [?] · January 16 at 7:42 PM · [View on Facebook](#)

Productive conversation is what the Narrow Lots Forum is all about. A link to the [livestream](#) can be found in the pinned post on this page.



City of Golden Valley, MN
@GoldenValleyMN

Those unable to attend the Narrow Lots Open Forum last week can watch the recorded broadcast here > loom.ly/s2RtwG8



5:21 PM · Jan 21, 2020 · [Loomly](#)

[View Tweet activity](#)

969
People Reached

207
Engagements

1 Like

 14

Additional Information

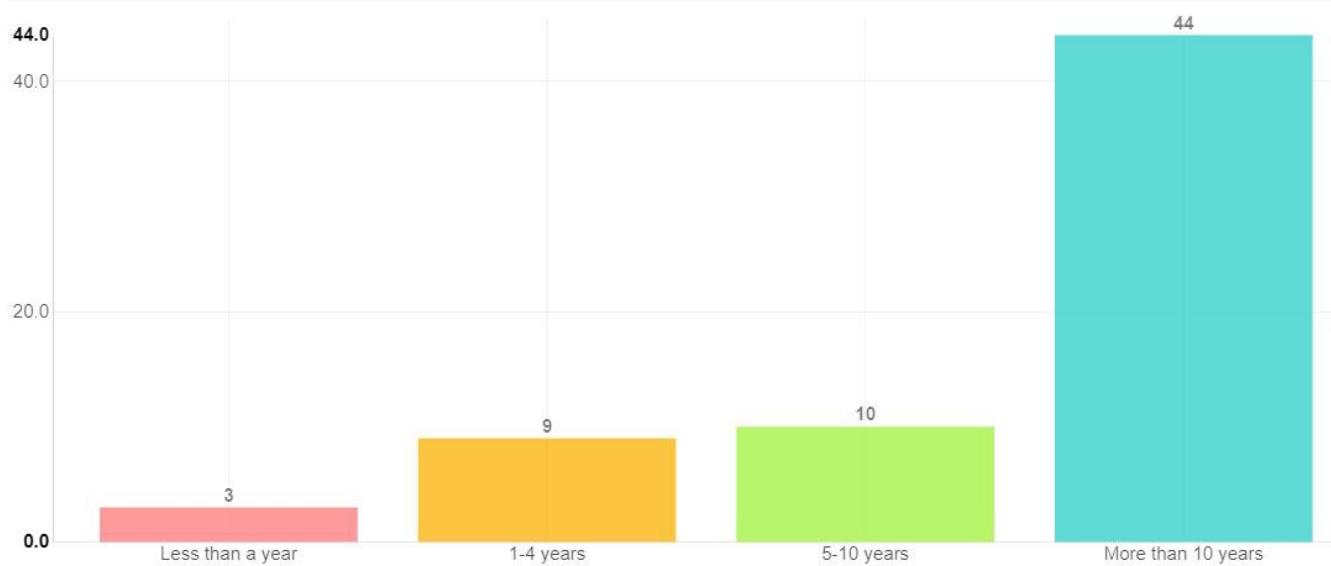
In addition to the online and social media responses, staff received input from members of the public via email (see Appendix B).

Demographics

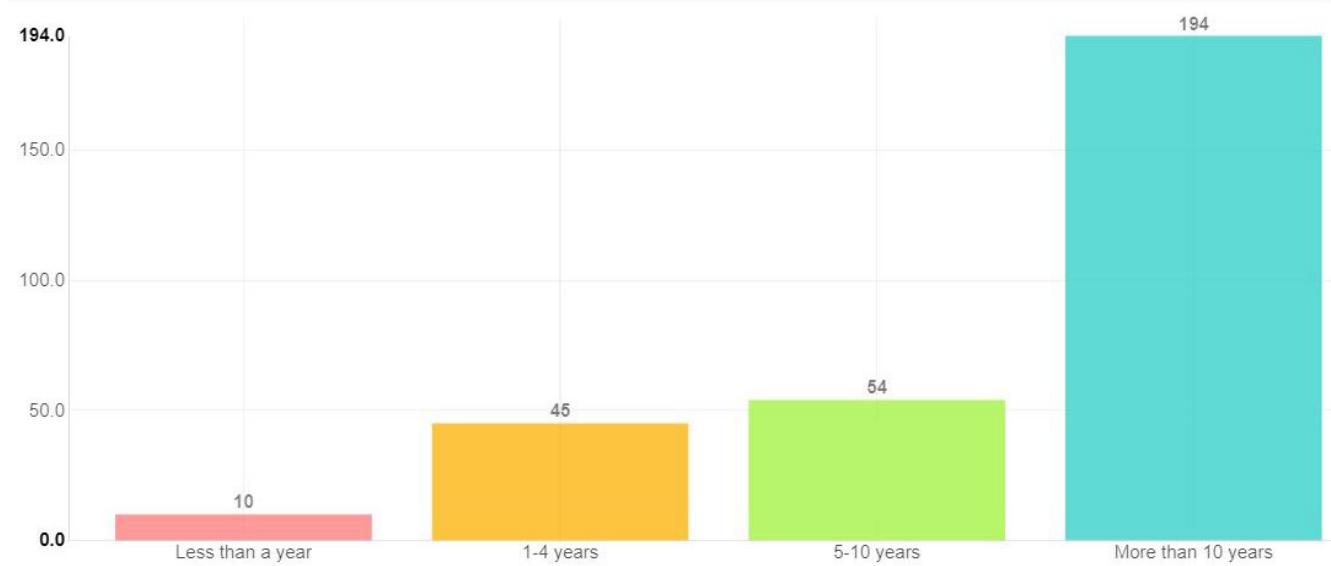
How long have you lived in your current home?

A majority of respondents in both surveys have lived in their home for more than 10 years, while only a combined 62 respondents have lived in their homes for less than four years.

Narrow Lot Respondents



Non-Narrow Lot Respondents

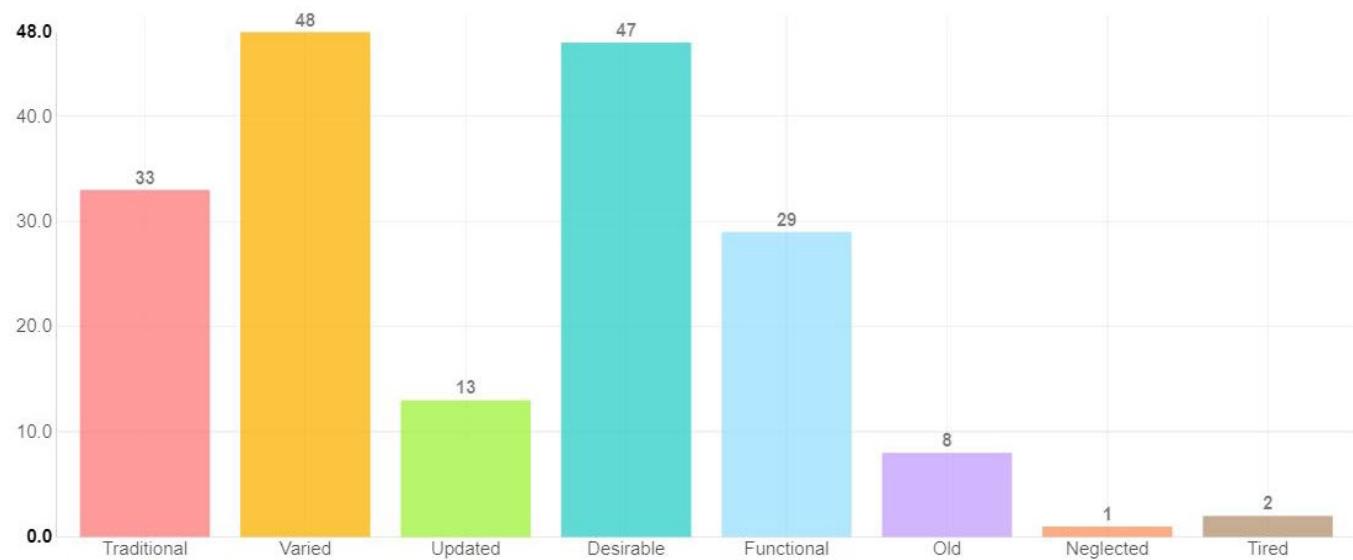


Golden Valley Housing Characteristics

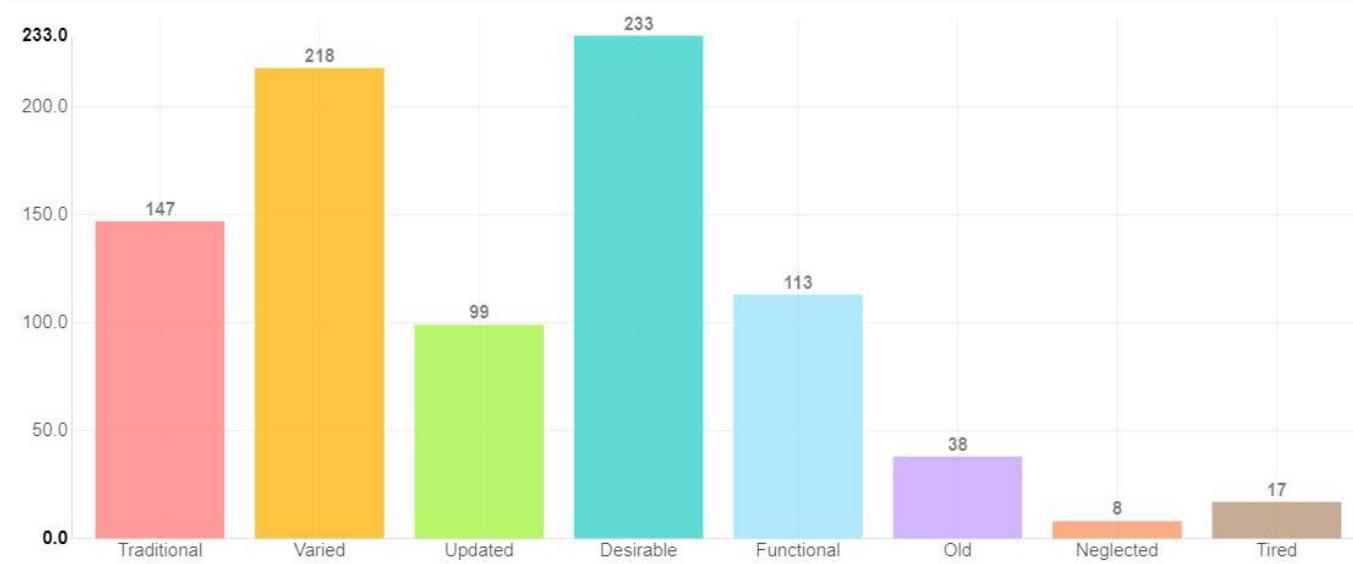
Which of the following characteristics do you feel best describe Golden Valley's existing housing market? (select all that apply)

Respondents to both surveys favored the characteristics *Desirable*, *Varied*, and *Traditional* when describing Golden Valley's existing housing market.

Narrow Lot Respondents



Non-Narrow Lot Respondents

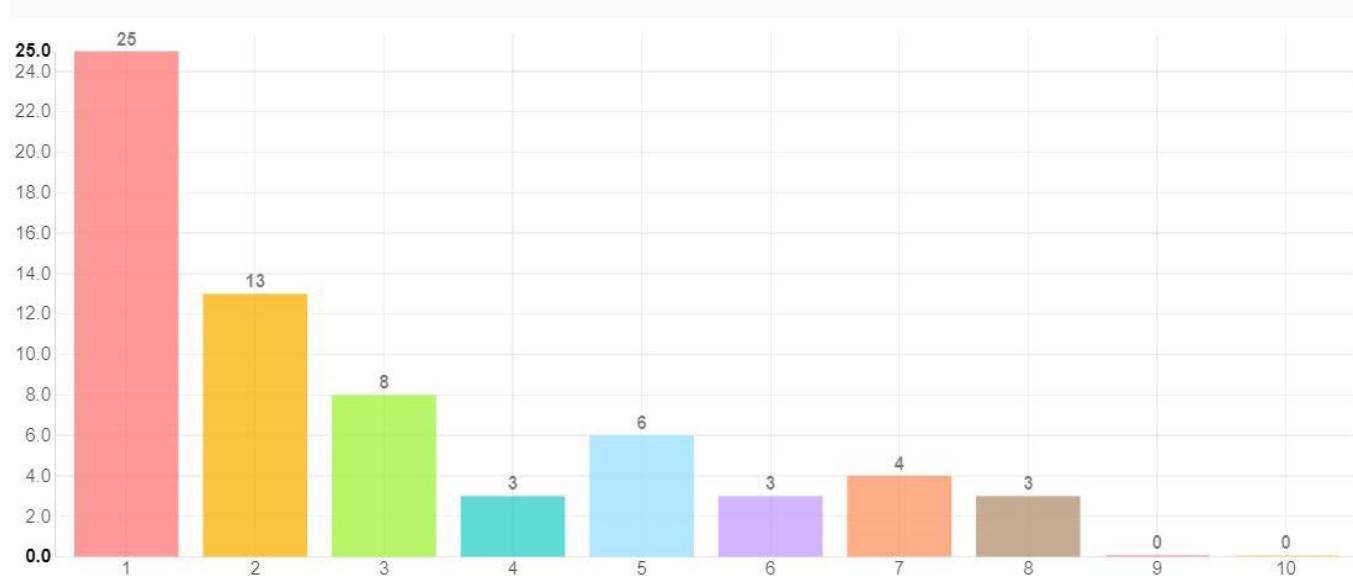


Narrow Lot Concerns

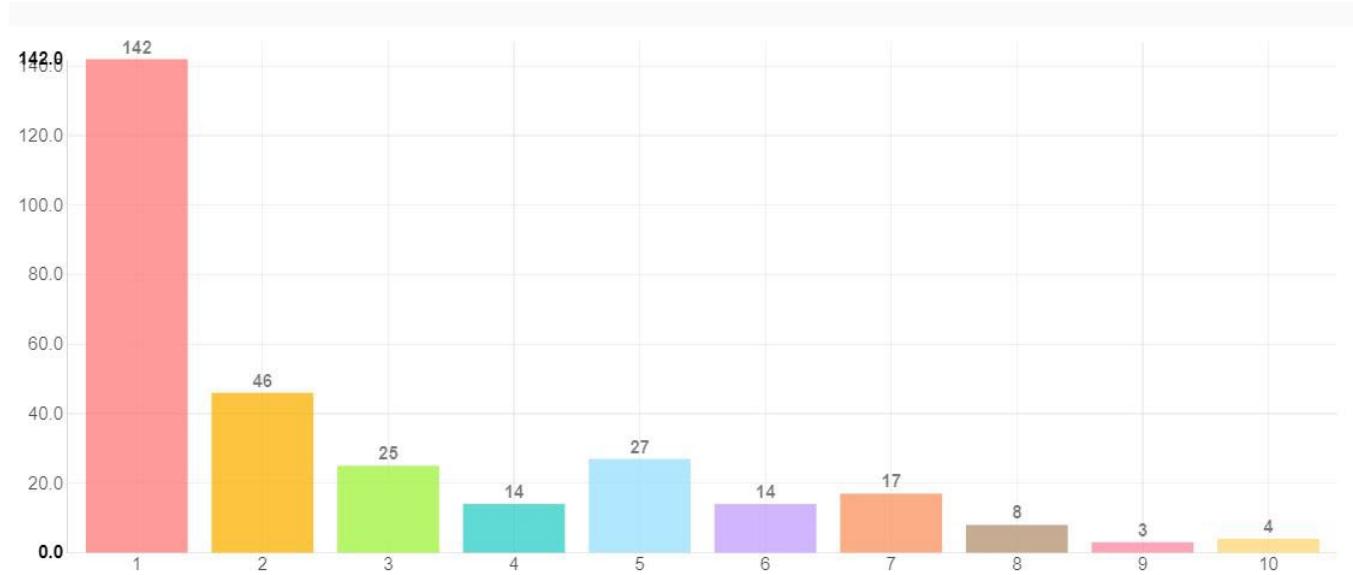
On a scale of 1-10, how involved have you been so far in the conversation surrounding narrow lots in Golden Valley? (1 being little involvement, 10 being a lot of involvement)

Most Narrow Lot Survey respondents felt as if they hadn't been very involved in the narrow lot conversation, as 1, 2, and 3 were the most popular answers. Responses to the Non-Narrow Lot Survey showed the most popular answers were 1, 2, and 5.

Narrow Lot Respondents



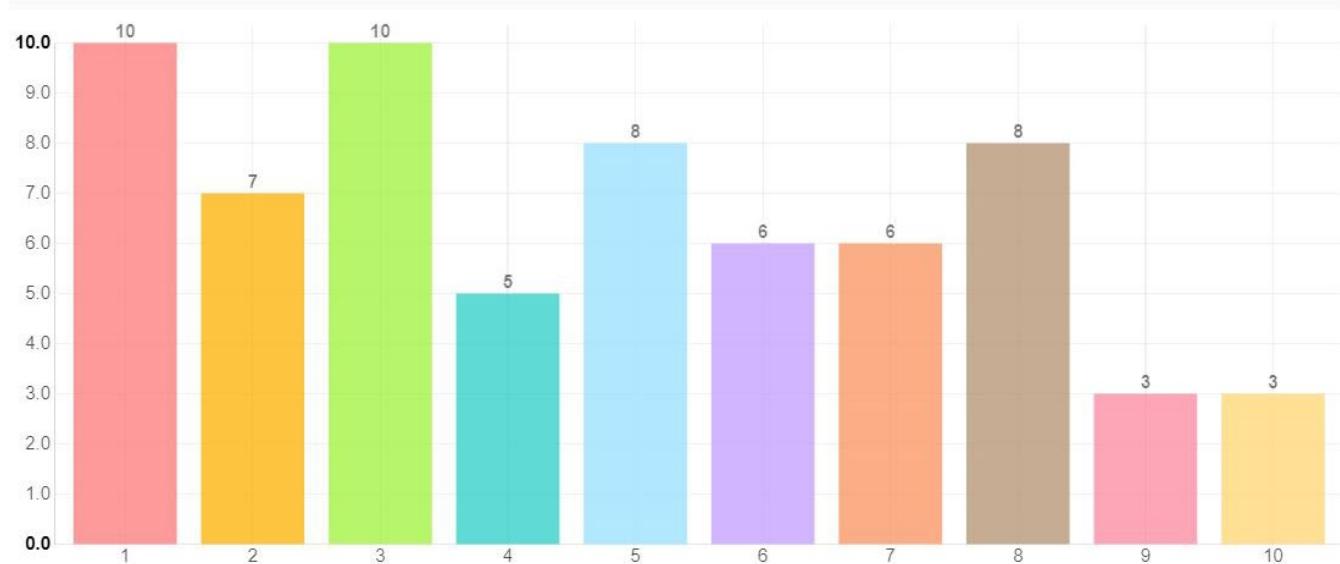
Non-Narrow Lot Respondents



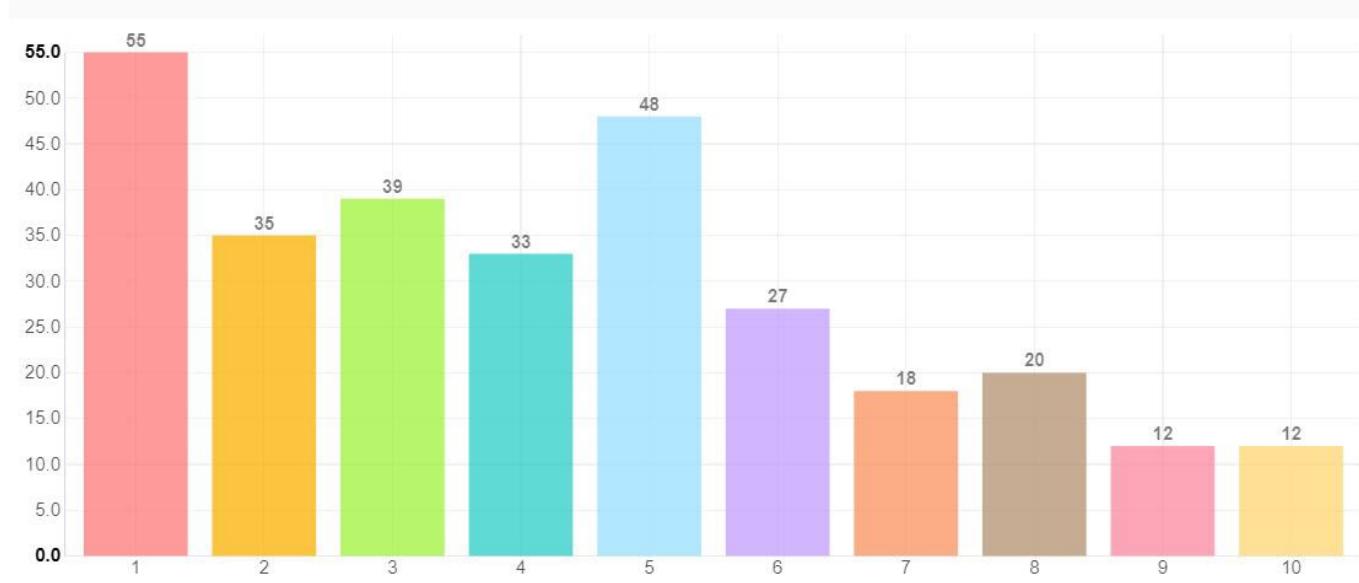
On a scale of 1 to 10, how familiar are you with the City's existing zoning regulations? (1 being little familiarity, 10 being a lot of familiarity)

Overall, responses to this question received a wide variety of answers between both surveys. In both surveys, the most common answer was 1 while the least common answers were 9 and 10, showing most respondents have very little familiarity with the City's current zoning regulations.

Narrow Lot Respondents



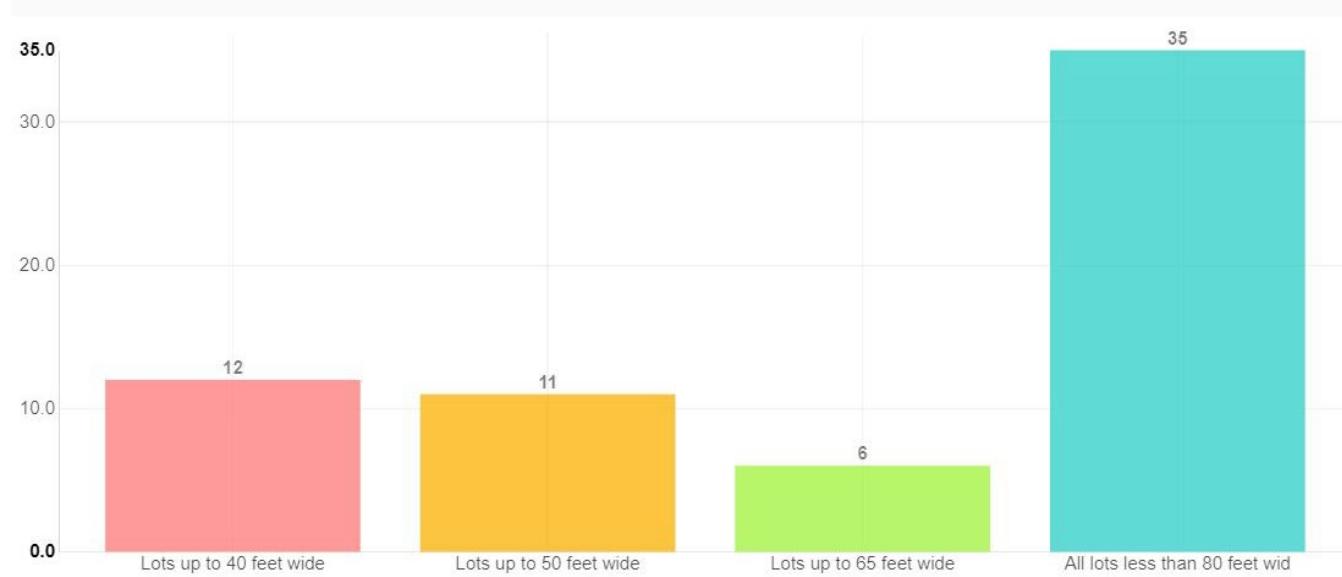
Non-Narrow Lot Respondents



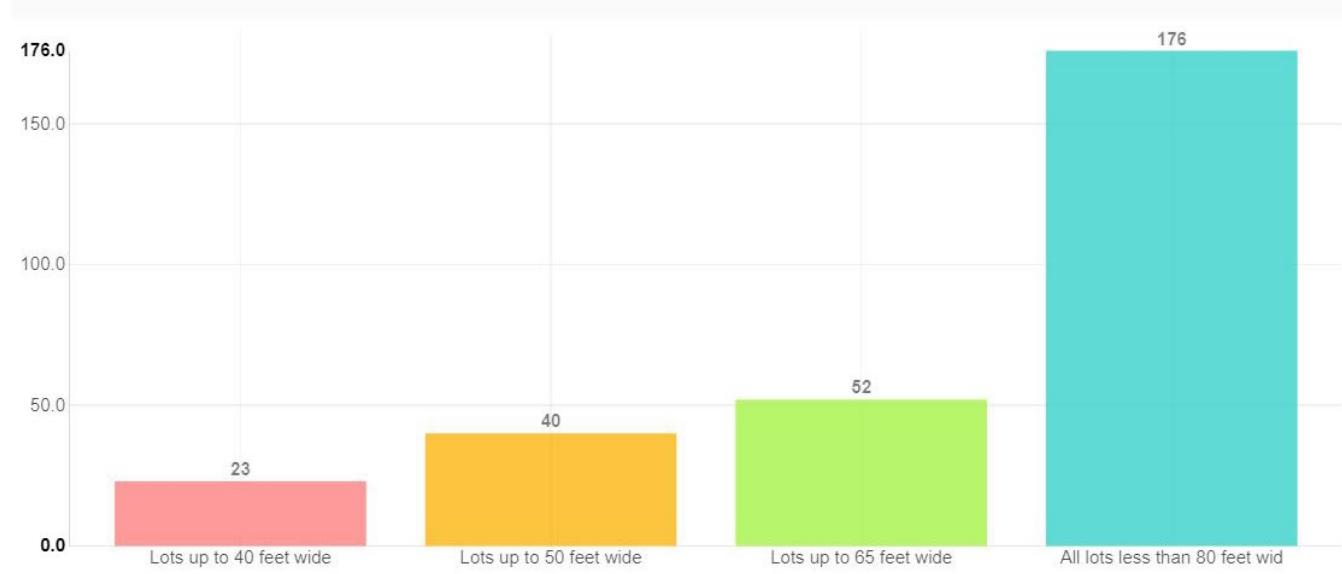
The City requires new subdivided lots to be at least 80 feet wide. What size lots would you consider to be "narrow lots" for regulatory purposes?

Of the respondents who answered this question, a majority consider narrow lots to be all lots less than 80 feet wide.

Narrow Lot Respondents



Non-Narrow Lot Respondents

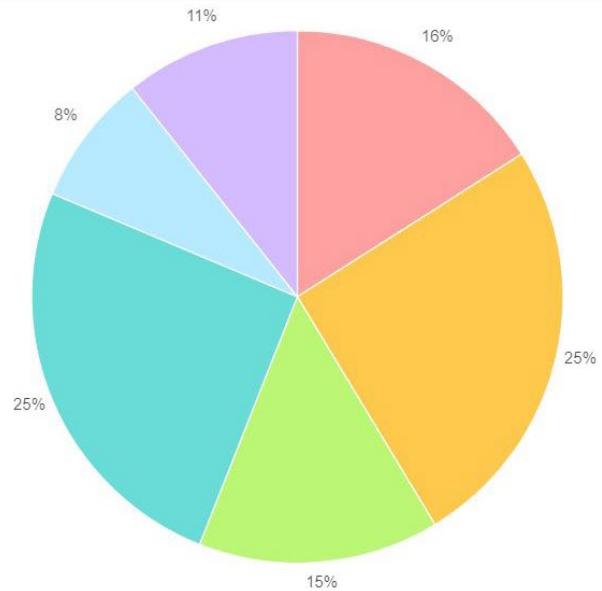


What concerns do you have about new homes on narrow lots? (select all that apply)

Both surveys received a similar proportion of votes per choice, with *Impact of construction on directly abutting properties* and *Impact on neighborhood community or character* being the top two answers. The Narrow Lot Survey received 16 “Other” responses and the Non-Narrow Lot survey received 76 “Other” responses, all of which are compiled below.

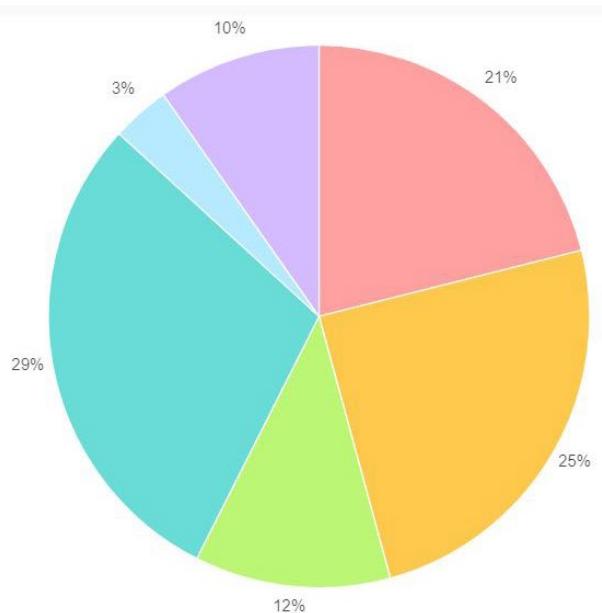
Narrow Lot Respondents

Answer	Count
Impact on property values in the Golden Valley	24
Impact of construction on directly abutting properties	38
Impact of new regulations on buildability	22
Impact on neighborhood community or character	38
I have no specific concerns	12
Other (please specify)	16



Non-Narrow Lot Respondents

Answer	Count
Impact on property values in the Golden Valley	164
Impact of construction on directly abutting properties	192
Impact of new regulations on buildability	91
Impact on neighborhood community or character	228
I have no specific concerns	27
Other (please specify)	76



Narrow Lot "Other" Responses
There are efficiencies and affordability for small homes on smaller lots.
I think people should be able to build. It increases home values for everyone and newer, nicer homes add to positive community growth.
I don't want to see new homes crammed in to our neighborhoods.
There are efficiencies and affordability for small homes on smaller lots.
Natural light impacts to existing houses
Natural light impacts to existing houses
parking, tucked under garage, people diving their lots bigger than 100 feet
Concern for home owners of narrow lots and ability to improve their property
Natural light impacts to existing houses
Natural light impacts to existing houses
Over-regulation and confusing regulation disproportionately affecting people with tighter budgets and fewer resources to higher expensive professionals. Make sure homeowners (not just rich developers) can still make projects work.
How Size and Position of Home can affect personal privacy for both parties
taxes, sun blockage leaving ice, losing the appeal for the other neighborhood homes, to close, utilities facing our home, position of house, loss of privacy to south house, ice on our walk out step on driveway and gutters.
The city's continual selling out to moneyed developers with little regard for residents and the long term character of the community.
sunlight obstruction, noise, light from larger buildings so close, water run off onto smaller house and property, and privacy!
Loss of sunlight, privacy, noise from building so close(not just the construction), water runoff from large structure so close and tall directly on property and dwelling of smaller preexisting structure, damaged shrubs, plants, and trees near lot line, the light from larger home shining into smaller structure windows....
That the narrow home design fits the lot & neighborhood. Building a standard style home on a lot sideways is not a good way to build a narrow lot home.
Impact on affordable housing, smaller is more likely affordable and desirable, impact on tax base (also a less biased way to ask about than "property value", a coded way of talking about undesireables)
Water run off to existing properties, mature trees being cut down & not being replaced.

Non-Narrow Lot "Other" Responses	
Destroys the charm of GV	
big houses on small lots means fewer trees, affects the wooded feel of your neighborhood	
I am the city forester for an east metro city and am concerned about mature tree removal in GV without much required mitigation. I believe high-value (landmark) trees should be replaced at a 3:1 ratio at least on all GV lots. This type of ordinance has encouraged developers in my city to retain and protect more mature trees. Newly planted trees don't have the best survival rate usually.	
environmental impacts	
I want to maintain infrastructure to meet the needs of our growing population	
Undermining existing character of the city	
So long as construction on a narrow lot meets current codes (setbacks, FAR, and height) then I have no objection to the development on a narrow lot.	
Impact on livability of existing homes	
Dense population boundaries and snow issues piling up!	
View, shading and other impingement on adjoining properties (same as with any construction).	
They need to have professional architectural design. Some floor plans can be very creative with a small lot just so it does not infringe on neighbors or appear crowded or block the sun.	
Environmental impacts of increasing density of population in neighborhood.	
Builders do not care about the design or quality of materials. Minneapolis suffered under this very sort of thing and the builders were like locust once the variances were granted. Now they have a bunch of uninspired cookie-cutter 3-6 floor apartments and condos in an area that used to have character. Building that look like box cars stacked on top of one another. Rubbish. I will work to fight this change. I moved to Golden Valley for the character of its neighborhoods and the value of the property I purchased.	
Too many to list here. We saved our money to move from a tiny lot in Minneapolis to a neighborhood with large lots. We feel really let down by Golden Valley.	
street parking may increase heavily	
I am concerned about loss of pervious ground surface and water management, loss of trees/native habitat, overcrowding of homes when two are built where one previously existed, loss of solar potential for existing homes when homes are built too close to them, overbuilding by developers who are motivated only by maximizing square footage of new builds, etc. When large, out-of-scale homes are built directly next to existing properties, there is the potential for these existing homes to be relegated to teardowns, so I'm also concerned about property values of the homes that are no longer desirable because they are adjacent to much larger homes.	
Aesthetic issues	
Residents who fight change, growth and development	
Small lots shouldn't be all things to all builders. Green space destruction by large homes on small lots contributes nothing to what the rest of us preserve and what makes this a desirable place to live.	
I like the variety of the houses!	
loss of green space, the undesirability of crowded, cluttered neighborhoods	

Developers have found ways to "stretch" the rules by manipulating the grading of lots. An example is the requirement to raise the grade at least 2 feet for drainage purposes, but there is no restriction on raising it higher, allowing homes to barely meet the height requirement for the front but allow the backs to be excavated to create a large three-level structure which from the street nominally meets city code.

Ruining the existing character of neighborhoods. That character is what makes GV a desirable location for both new and existing residents.

Environmental; wildlife; impact on infrastructure

Shading nearby homes

Some of the new houses are too big for the small lot size; there should be a ratio of footprint to lot size.

Although this is a part of the "community character" it is also an environmental issue. Removal of mature trees. Many cities in Europe, for example, that face a similar dilemma: close to a large city, rapid development of older large lots) have laws that protect old trees. Removal has to be approved or avoided. Like in GV, these trees and the gardens they are in, is what makes those towns/neighborhoods unique.

Must create enough setback to allow for adequate drainage on both sides.

Impact of greater density on roads and infrastructure; on environment

Infringing on property owners rights, taking of land.

I do not agree with large homes being built on narrow lots that swarm the surrounding houses. The houses should not be built to fill up the entire lot leaving little room between the house and the house next door.

Disturbing esthetic rhythm of the houses around (between low houses suddenly huge and tall ones)

I am concerned that builders are not as concerned with neighboring residences and how the building impacts the neighbors. So I think the city needs to be concerned and make sure the concerns of the neighbors are addressed.

The zoning laws are there to ensure consistency, good aesthetics and safety. This has gone out the window with some newer structures-look at 35th and Kyle

Impact of privacy and enjoyment of adjoining lots.

Building on narrow lots detracts from the look and feel of the community.

Any new housing being constructed on an open lot in an existing neighborhood should be designed to blend in with the existing homes; NOT stand out like a sore thumb.

Cluttering up our neighborhood with more and more houses. What makes our neighborhood beautiful are the expansive lots with nice big yards.

Environmental : old growth tree reduction, surface water run-off issues

Housing density, ugly McMansions on undersized lots

see below

Balance between increased density while protecting the permeable land. Another concern is the city council not staying with regulatory statutes. Making too many exceptions on large houses.

Potential property tax increases for established homes if new home has a value significantly above existing homes. Don't want people priced out of their homes

Water quality, potential to increase flooding in city, homes too close to each other

I am concerned that narrow lots may not have adequate off-street parking. This would create problems for snow removal. I find that home owners like to think of the street parking in front of

their homes as being reserved for themselves. Does Golden Valley consider the impact that too many cars could have on a neighborhood?
This is gentrification and is promoted by the builders to amplify their income.
Environmental impact, more
Environmental impact, more impervious surface area, less green space
If the section along Laurel Avenue is an example of narrow lots it is absolutely unattractive .
There will be plenty of tear downs in the next decade. Find a balance of growing a new bigger foot print without being awkward to older neighbors.
Houses that loom over other houses in the block, blocking sun from neighbors, houses that look misplaced by their enormous size from the rest of nearby homes. Harold Ave is an example, on Zealand south of Wesley there is a huge house that took sun from the neighbor to the north.
Don't want GV to look like some areas of Edina where houses are huge overbuilt homes for the lot sizes. Looming.
Impact of privacy for neighbors
Too dense
Narrower setbacks
It also appears the smaller lots/houses tend more likely tend to be rentals, which should not be scattered in many GV neighborhoods (prefer they be in concentrated areas)
I think you destroy neighborhoods by creating such tight lots. Golden Calley was special because of the size of the lots
I moved from the West Coast where they had very similar small lot sizes that are currently being built in GV. My current lot size is what drew me to GV, large, open. Not looking directly into someones home!
I live on one of the largest lots in the city. A few years ago, residents were angry that lots were being subdivided. They expected big lots to provide them GREEN SPACE. Drive down Colonial Drive - there are no two homes the same. I have NO desire to live in a "homogenous" neighborhood! Why does this "look like existing homes" concept keep coming up? Golden Valley is not a gated community with an HOA!!!
Impact on trees and habitat. We saw a huge lot on Triton Dr. lose beautiful "old growth" oak trees that were valuable to the habitat of our urban environment.
Natural Asthetic and View (Trees, Greenery, Sky, etc). Decision to move here was how well the houses were laid out and abundance of Trees. My neighborhood is all small houses but with generous space between lots/buildings.
Placing larger taller homes directly next to smaller homes places the smaller homes in the shadow of the larger home. It destroys the character of the neighborhood and will inevitably result in more taller homes taking the place of the smaller homes...and then we will look like Plymouth.
Materials used to build the home will not reflect high end housing
To many regulations on lots even at 80ft are getting hard for people to build on. Driving out people that want to build.
The increase in impervious area in our community may contribute to water problems that are getting worse and worse. Yes, the weather seems to be getting wetter and warmer, but is GV also causing problems by increases in impervious area?
Not in line with the history of properties in Golden Valley

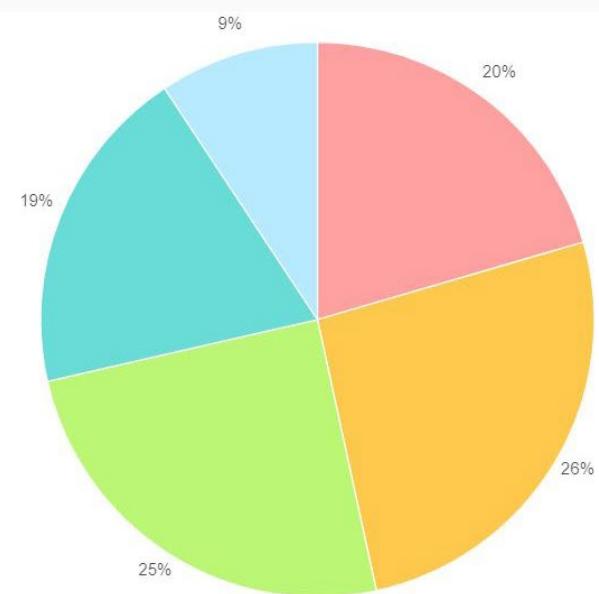
They change existing neighborhoods. The main concern is too large of homes on too narrow/small of a lot. We are not seeing small homes being built on small lots.
I believe that owners should be able to build what they want on their lot as long as it conforms to zoning code. This brings in updated ideas and architecture, and allows GV to change with the times.
Outsize homes built by developers on lots that are too small.
Narrow compacted areas between homes that are too dark to plant and increase runoff.
Potential fire hazard being so close to each other
The cheap building materials being used!! Not enough surprise inspections!!
Construction noise throughout the neighborhood. Environmental concerns about tear-down/rebuild. Increased pervious cover. Loss of mature trees.
My concern is stupidly huge houses on small lots. Like those off Perry just east of 100 and west of noble. They look ridiculous and diminish the character of the neighborhood.

What opportunities do you think new homes on narrow lots might allow? (select all that apply)

Of the Narrow Lot Survey responses, the two most popular answers were *Opportunities for first-time home buyers* and *Smaller homes and lower maintenance costs for older residents looking to downsize*. Results from the Non-Narrow Lot survey reflected similar results for the top two answers. The Narrow Lot Survey received 15 *Other* responses and the Non-Narrow Lot survey received 89 *Other* responses, all of which are compiled below.

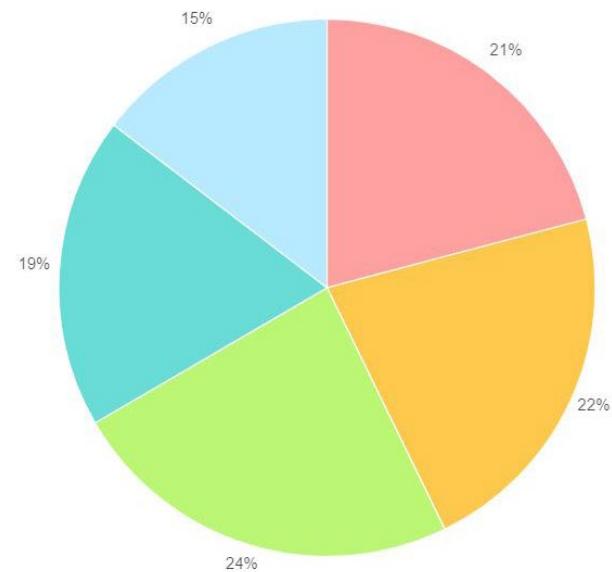
Narrow Lot Respondents

Answer	Count
Reinvestment in older properties	33
Opportunities for first-time home buyers	42
Smaller homes and lower maintenance costs for older residents looking to downsize	40
Potential for more affordable housing	31
Other (please specify)	15



Non-Narrow Lot Respondents

Answer	Count
Reinvestment in older properties	127
Opportunities for first-time home buyers	133
Smaller homes and lower maintenance costs for older residents looking to downsize	145
Potential for more affordable housing	114
Other (please specify)	89



Narrow Lot "Other" Responses

Large house for people looking for new homes between 500,000-750,00
the chance for developers to make a lot of money. The houses that are being built cost 2 to 3 times the amount of the houses they are replacing. It is NOT affordable housing the average family!
Yes, love new homes!
New properties, bringing new tax dollars and updated building into the community
None of these have been affordable
more tax base for the city govt
More tax base for the city
bigger tax base,
the home really should meet the standard upgrade appearance for that neighborhood, Too Large is not always attractive.
We have the location! Build a home that will fit in with the current homes. We think GV wants the tax revenue for these ridiculous mcmansions, our opinion will not matter.
None. One beauty of GV is larger lot sizes.
No advantages. Sub-dividing lots will ruin the character of neighborhoods and harm home values of adjacent properties.
Maggie
nothing, these homes are huge, out of proportion mcmansions towering over existing homes, taking sunlight, privacy, and destroying foliage.
More energy efficient, more density, more social connectedness

Non-Narrow Lot "Other" Responses

None>just higher density. I can look across the street at Crystal that has 3 homes in my size lot. Nothing desirable about it. It lowers my value being across the street from narrow lot homes!
I'm sorry but no one puts small houses on these lots, they are always big and tall/skinny and I would not qualify tearing down houses as "reinvestment" nor as "affordable." The only argument you can make is they are new and more efficient
Removing houses that have not been maintained; keeping the neighborhood from turning into an area of rental homes
I don't see much benefit in smaller lots myself. These smaller lot homes in Tyrol haven't really been cheaper than the larger lot homes so far. They do remove trees, stormwater infiltration areas, and sunlight from surrounding homes however.
How would a NEW home on a narrow lot offer reinvestment in OLDER properties?? This question does not make sense.
None of the above
Higher profits for developers
We need more affordable housing in the Cities - Poor people are paying too much of their income on housing

The homes we have seen built on narrower lots have not been more affordable or smaller.
David
Increased profits for all developers and NO REAL BENEFIT for any affordable housing since there is ALREADY PLENTY OF AFFORDABLE PLACES IN GOLDEN VALLEY!
In-law structures
Jean
Developers to make a buck, there are no "opportunities" that benefit the existing neighborhood.
Narrow lots would destroy the charm and tax value of our neighborhood.
Allow builders to put more houses in an older, larger lot. This is not desirable for the existing neighbors.
Money for developers and politicians
I don't want to live in an "affordable" neighborhood. We saved and waited for years to move here from Minneapolis.
If the city cannot prevent existing lots from being split into two narrow lots, then the city should put in place some measures to ensure that these homes 1) respect the size/scale of the lots on which they sit , 2) are not significantly larger than the surrounding homes on the block, or in the neighborhood, and 3) are accessible to EVERYONE, and not just the wealthiest residents who can afford a "McMansion."
Potential to attract downtown families seeking more space, a beautiful home, better schools and diversity.
updating & enhancing delapiting neiborhoods
Narrow homes
If developed in character with the existing neighborhood it can afford an opportunity to maintain and upgrade the housing stock
Refresh the housing stock by tearing down older dilapidated homes (for example 501 Meadow Ln N & 500 Indiana Av N), but just one house per existing lot (no subdivision) and don't allow building on lots less than 80 ft. wide.
I would be in favor of many of these but so far the data suggests the primary opportunity has been to advantage developers not lower income or older or first time buyers. Prices of the new homes have not indicates these will be the buyers. homes
None of these apply it is developers that are looking to make \$\$\$
None other than what exists today
Not placing too many restrictions on the ability of existing owners to sell and get best market value for their property. They should be able to go to the 40' lots if the platting allows. there are some very good examples of this done properly in North Tyrol in addition to the two recent "bad" examples.
Only a benefit is for builders/developers
No opportunity
I would say that it's an opportunity for more affordable housing, but the developers are putting very large, very expensive homes on these lots. So, if they were small homes--fine, but they're not. They're big expensive homes so that doesn't help us with economic diversity either. Just developers making more money.
More property taxes for GV
more taxes

Developer investments. Oversized houses.
Smaller homes, ability to create energy efficient/wind/solar options. Tuck under garages with living space in back and on top. Small sunny yards in back for gardens and place to play.
More profits for builders who have little regard for quality or character.
Development opportunities for developers...increased gross property tax
Increase tax base, by increasing density within reason.
Increased tax base
property tax revenue
I am not in favor of tearing down older homes especially when the new homes are very large, tall, etc, and do not fit the lot or the neighborhood.
buildign a 2 story mansion on a smaller lot, surrounded by older 1 story homes degrades the entire neighborhood
I think it makes Golden Valley more like Minneapolis- which is not necessarily a good thing.
None of the above
I suppose narrow lots might allow for more affordable housing but that might not necessarily be true. I also think there are certain areas I can not live in because I can't afford a house. For example, on Lake Minnetonka. For that reason, I look for a place that I can afford. I don't expect people to build a house on Lake Minnetonka that is affordable.
I'm not sure, I don't think it would enhance the surrounding neighborhood if the existing homes are not on similar sized lots and similar sized homes. I don't think there would be lower costs for older residents seeking to downsize. Taxes are horrendous and going up every year. The school tax is a huge part of that. Golden Valley or even Minnesota specifically is not a retirees' dream location because of high taxes and costs in general. Retirees do not flock here, so I don't think they would be a factor.
regulations could help direct development toward affordability and home size
Increased density -> sustainable local commerce (eg a walkable city)
McMansions to be built with runoff into older properties.
Somewhere to live-duh. Downside is so damn many apartments being built is causing expanding population and overcrowding everywhere-try going to Costco these days.
Ability for owners of extra large lots to subdivide and sell unused land.
NONE
More efficient use of developable land
The best use of narrow lots would be for older residents wanting to downsize.
none
Pushes serious landscape challenges off to their neighbor. Robs neighbors of sunlight and visibility. Depletes drastically the percent green space and drops all the mature trees because builders are allowed to destroy these trees.
Golden Valley to collect more taxes from more houses
Increased property values
I don't think narrow lots allow any positive opportunities
Golden Valley has always had homes built on wider lots. It shows. It is an asset to our community.

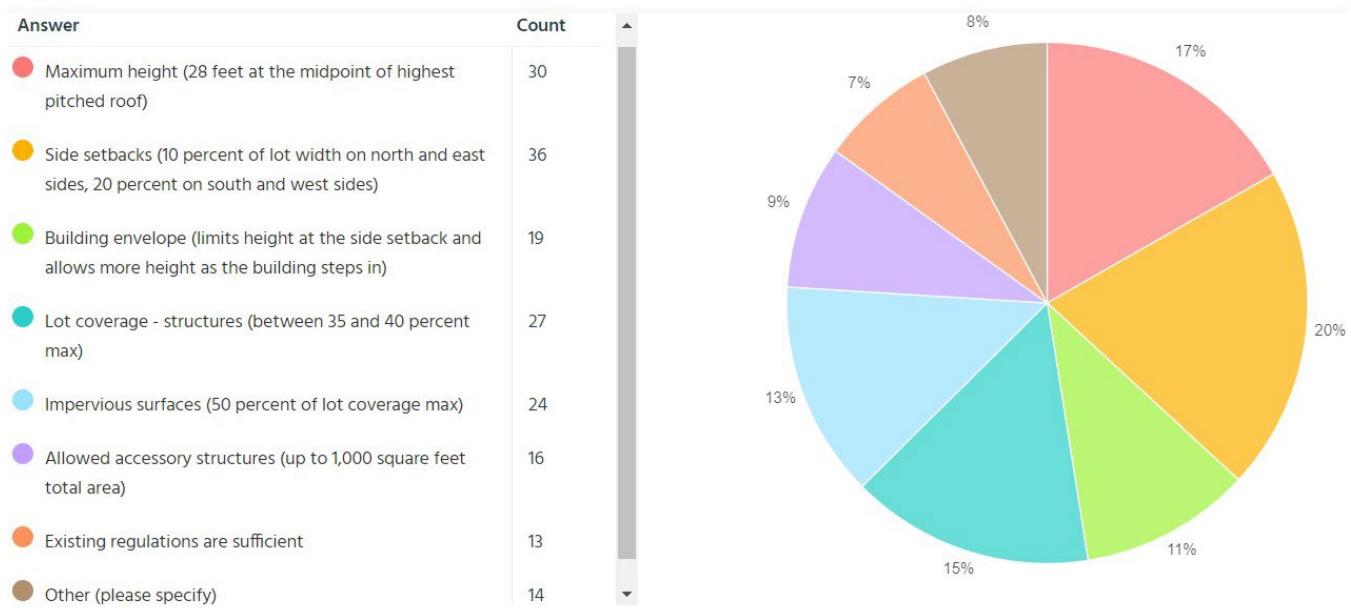
If the houses are done to scale that fits in with existing homes it could be a good thing. But, I read that GV requires 2 car garage so how would that fit? Instead of 2 story homes, they should design 1 1/2 story to fit in.
I do not support narrow lots....This is Golden Valley
I don't see any of these opportunities being implemented. I see large, skinny, mini mansions obstructing views and disrupting neighborhood character.
I don't think a subdivided lot equates to 2 smaller homes. Seems like the sub divided lots equate to two large, tall, expensive homes.
Opportunity to collect more property taxes thereby discontinuing the constant increases to existing property owners
None
None
I don't see opportunities here
The only things that I've seen are negative, small homes on top of another home and developers asking rediculous prices for these new developments. How is that affordable to first time home buyers, downsizing or affordable housing?
None!!! Re-model/renovate the existing house!! Keep the same footprint/square footage!!
Consider green homes that are lower impact to the environment.
None
More crime as cheaper the property
As long as there is an appropriately sized home on the narrow lot, I see no opportunity at all. This is a poorly worded question because "opportunity" is not part of the equation. It sounds to me that you are looking to help developers.
More diverse neighbors
None. I don't see any benefits at all in narrowing the Lots.
I don't think it is realistic for GV to have low cost affordable homes. Housing, yes, but homes -- no. There are areas of the cities, like the smaller homes near Southdale, that are a possible place to buy for first time homeowners.
i feeel they should not be allowed.
We have many smaller homes in golden valley
None
None!!
none
Opportunities for developers to build over priced homes on lots that are too small.
Too much focus on first-time buyers will degrade the quality of homes in Golden Valley. We need single family or attached homes that have or could be expanded for 2nd and 3rd children.
A gold mine for the developers!!!! They are not affordable housing for first-time home buyers.
Nothing because they usually overbuild on narrow lots
...

Narrow Lot Regulations

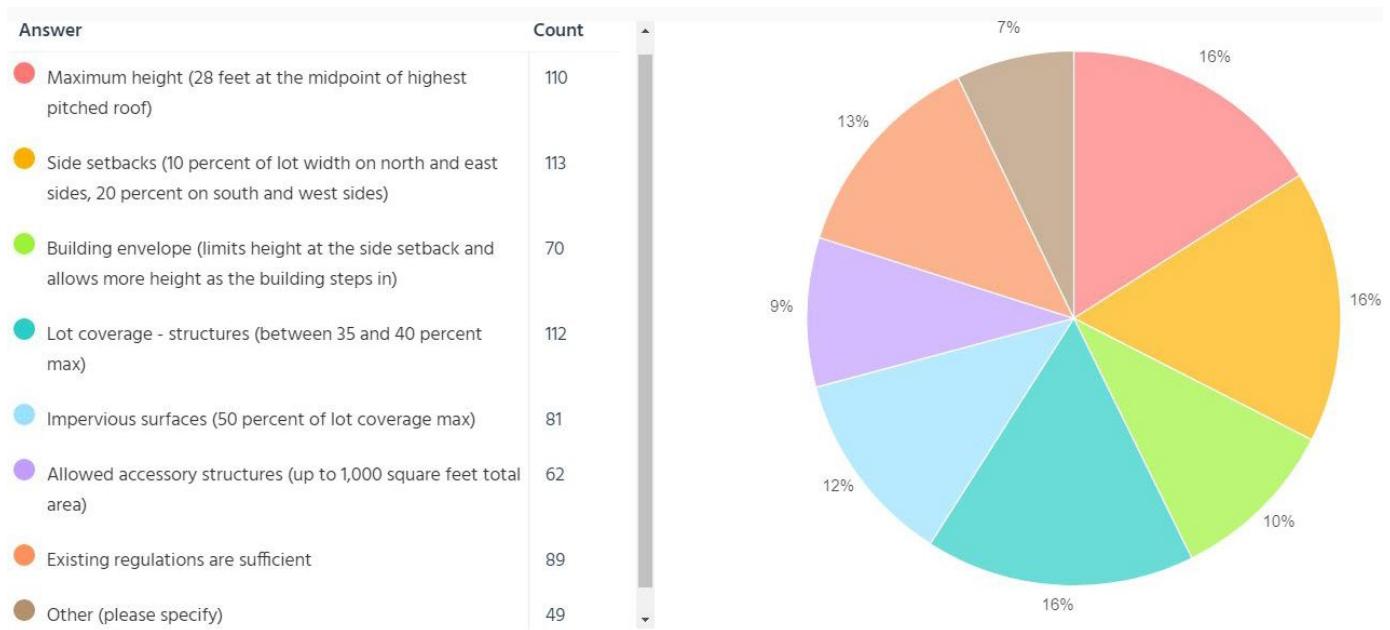
In your opinion, which existing site regulations should the City consider revising regarding narrow lots? (select all that apply)

Of the Narrow Lot Survey responses, the two most popular answers were *Side setbacks* and *Maximum height*. Results from the Non-Narrow Lot survey showed the top two answers as *Side setbacks* and *Lot coverage*. The Narrow Lot Survey received 14 *Other* responses and the Non-Narrow Lot survey received 49 *Other* responses, all of which are compiled below.

Narrow Lot Respondents



Non-Narrow Lot Respondents



Narrow Lot "Other" Responses
whatever owner wants
I think we need to deregulate building. We should have similar building regulations to Minneapolis as we are a first ring suburb.
NO VARIANCES
I am ver concerned about the height of the new structures that may be built in our neighborhoods.
I would prefer to see new housing that is proportional to the lot size. GV is known for its mature forest and open green spaces-including residential lots. I would not care for a McMansion on a lot that is smaller than 80' in width.
To get this detailed, you really need to have an open forum. The City Manager should present existing regulation, show what that looks like with visuals, and collect input.
I wonder if the issue is more with the enforcement of current regulations as I feel there are many newly built properties in the neighborhood that don't appear to meet these regulations.
You have the the know how in building, just let them build a home suitable to the neighborhood
Building a home sideways on the lot should not be allowed
I don't undertsand enough to comment on this question
This question lacks context and/or assumes a level of technical knowledge most of us don't have.
come take a look at 316 Meadow lane N.... A picture is worth a thousand words. This subdivide has destroyed my home value.
Require no new gas furnaces, electric heat preferably
Side setbacks should be by footage, not percentage

Non-Narrow Lot "Other" Responses
Fit in with current neighborhood design
We trust the City Council to make informed judgments on whether or not these regulations are appropriate.
Tree removal and replacement
I think tall narrow houses are fine and I don't think we need houses to be as set back from the street as they currently are.
Keep NEW building developments similar to area being inserted into!
Height should be restricted to mean height based on adjacent properties 3-5 lots on each dirction
I am not informed enough to respond to this question
We would like to see strictest codes possible, with no revisions.
All efforts should be made to ensure that structures built on narrow lots are of modest size and in proportion with the neighboring structures. This ensures that these new constructions do not compromise the existing character of the neighborhood, while respect existing/legacy residents' rights on their own properties.

I'd advise not allowing homes to be built too close to one another (like in Edina), and for commercial development to not have buildings too close to roads.

The above regulations are way too liberal. For example, side setback on a 50 foot lot would be only 5 feet at 10%, that is way too little. Setback should be at least 10 feet, if not more. Also lot coverage of 40% and impervious surfaces of 50% have negative consequences for runoff of rain water. Lot coverage for structures should be mandated at way less than 40% max, and impervious surfaces should be way less than 50%. We need more open space, not larger houses.

I am very opposed to some peoples thoughts to restrict the houses to single story. Even with south sideyards there are good examples of how to build two stories on narrow lots with totally shading out the neighbor to the south.

Tree replacement rule is excessive

Should increase allowable accessory structure / garage sizes

Lot coverage should be 50-60 percent on narrow lots. We need enough open space for aesthetics but allow more than enough for drainage.

Adjusting corner lot set back requirements. Counting only 1 side as the "front setback".

We need regulations that would deter builders from putting up the largest home possible with no regard for the neighboring residents or the neighborhood in general.

The variance granted for 35th and Kyle was not in harmony with the general plan, it is a monstrosity and inconsistent with all properties around it. Looks like a bribe to all of us.

I'm not sure I am knowledgeable enough about this but those are the two I came up with.

Forget all the picky percentages and go with common sense: Any new structure whether on a "narrow" lot or regular lot should have to BLEND into the neighborhood. If there are mainly ramblers, splits and walkouts - don't build a two or three story home as it does not fit in and ruins the whole ambiance of a neighborhood.

There will not be enough side setbacks for narrow lots, 10 and 20 percent (4ft / 8 ft) will not be enough.

City council needs to stop allowing exceptions to lot coverage and impervious surfaces regulations!

Really need to allow larger accessory structures to allow greenhouses, detached garages, and workshops to coexist on larger lots

Should be able to make some adjustments on an as needed basis when it benefits all concerned.

Idiotic barns, low quality builders, cheap plans are the current practice by investors who care zero about neighborhood.

Option to Expand limits by 10-15% square footage. Open opportunities for above garage apartments or legal ceiling height increases for minibrooms or storage.

Do not revise the existing site regulations

I don't know if existing regulations are sufficient. There have already been tall, narrow houses jammed on lots that look ridiculous. They are not inexpensive, either.

I cannot envision these numbers, but think that the homes the city has already allowed on narrow lots (divided one lot to 2 on Harold AVe.) the current set backs and heights and overall square footage is far too big and has impacted neighbors unfairly

We should look at permitting tiny houses/ granny pods. Existing regulations help ensure that main structure doesn't overtake lot in undesirable ways.

For a single family home, there should be a decent size yard to enjoy. If you want small lot, large home, move to new development in Plymouth/Wayzata.

I'm not familiar enough with narrow lot regulations, but I feel the quality and aesthetic are much lower on these homes due to the kind of buyer they attract. Really prefer not to see gravel driveways, lack of landscaping/retaining walls, lower quality construction materials.

I am unsure how to answer

Unknown

1000 Square feet is too small! Other suburbs allow much more square footage for accessory structures. This is ESPECIALLY ridiculous for owners of large lots. The city should allow residents to do MORE with their property than pay property taxes on them!

Use common sense and limit the size of these newer homes on narrow lots.

As read this question I feel need to check with a Real Estate lawyer and or developer to even understand this question.

I am not informed enough to comment

Setback should be on front and back and side of house position. not on Map direction.

I don't think building giant houses on small lots makes sense. Small houses on small lots are fine

How can you revise regulations regarding narrow lots if you don't allow people to build on them? I think all lots should have the same regulation. Grandfather in those homes that don't meet standards for new regulations. For example, a couple up the street has a circular driveway. They have lived there at least 25 years. Why should one of their street entrances be curbed over next year during the PMP?

The new home should fit into the neighborhood existing homes.

They all might need some revisions if you are allowing smaller lots

Limitations regarding "out" buildings and no "supplemental" parking areas for boats, trailers, motor-homes, etc...

Please do not consider smaller lots....this is Golden Valley.

Side setbacks should be wider. 4 feet on a potential 40 foot lot would be ridiculous. That might mean 8 feet between you and a similar neighbor. Golden Valley is not south Minneapolis. Impervious surfaces should be reduced from the current 50%. Reduce the size of allowed accessory structures. 1000 square feet means someone could have a 20 x 50' structure. That's as long as my current home. What kind of accessory structure would someone need that is that big, and for what purpose? Housing RVs? A small plane? 40 foot yacht? One could build an entire separate small 950 square-foot home!!.

The maximum height should equal the housing stock on either sides of the house. The building codes need to be revised by individuals living in the area. Not by city employees that live outside the city limits on GV.

not informed enough to make educated choice of answers

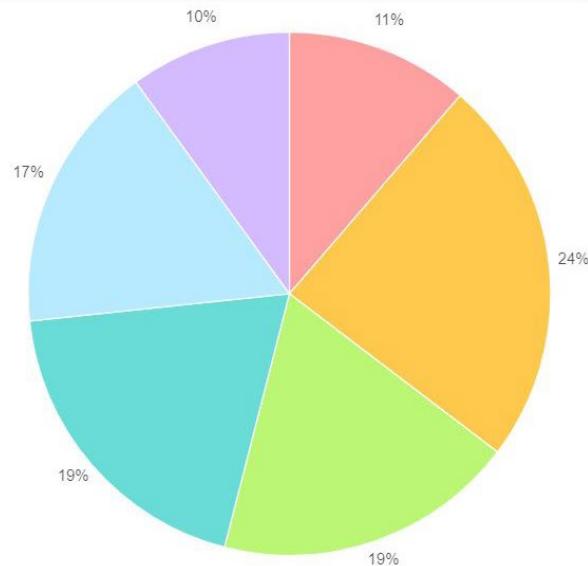
If people are going to build on narrow lots that were platted many years ago before the decision was made to give GV a more suburban feel, they should build homes of the mass that would have been in use at the time. (Meaning small Bryn Mawr style bungalows, not the giant birdcages we see now.)

What new rules or regulations would you be interested in seeing the City explore? (select all that apply)

The most popular response from both surveys was *Establishing incentives for builders who incorporate design elements that reduce impacts on surrounding properties, such as flat roof garages, stepped-back second floors, and green stormwater infrastructure*. The Narrow Lot Survey received 15 Other responses and the Non-Narrow Lot survey received 46 Other responses, all of which are compiled below.

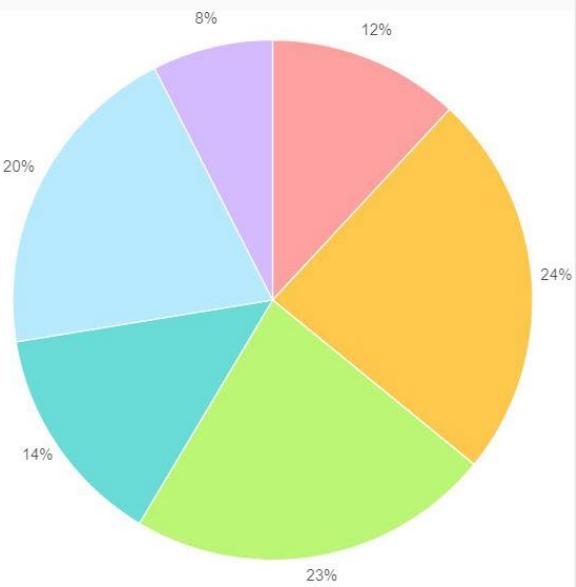
Narrow Lot Respondents

Answer	Count
Establishing a new zoning district or overlay district for areas with narrow lots	17
Establishing incentives for builders who incorporate design elements that reduce impacts on surrounding properties, such as flat roof garages, stepped-back second floors, and green stormwater infrastructure	36
An absolute height cap for homes in addition to the roof mid-point height maximum	28
Allowances for additional height or reduced setbacks based on similar neighboring site conditions	29
Design requirements to reduce garage dominated facades	25
Other (please specify)	15



Non-Narrow Lot Respondents

Answer	Count
Establishing a new zoning district or overlay district for areas with narrow lots	73
Establishing incentives for builders who incorporate design elements that reduce impacts on surrounding properties, such as flat roof garages, stepped-back second floors, and green stormwater infrastructure	147
An absolute height cap for homes in addition to the roof mid-point height maximum	139
Allowances for additional height or reduced setbacks based on similar neighboring site conditions	85
Design requirements to reduce garage dominated facades	123
Other (please specify)	46



Narrow Lot "Other" Responses

Green, Green, Green including additional water use assistance, geothermal, solar, Xcel Energy's Windsource and community solar gardens.

Less Regulations!

Please note that my interest is in exploring these options, not necessarily adopting them.

Set back for all new construction. The apartment complex on Xenia feels like the Planning Commission was neglectful.

Exceptions for current narrow lot owners to improve property

No new regulations

I would like to see homes that match the original design of the homes being replaced.

The City Planners should be able to tell the builder what type of new home to build (to fit in the area.) a good example is at 2625 Medicine Ridge Rd, Plymouth 55441. The home is not overbearing and the new style.

Building a home sideways on the lot should not be allowed

Second item above is checked but would not like to see flat roof garages.

I don't know

Rules that prevent developers from building structures different from submitted plans. Rules that prevent developers from clear-cutting trees and then not getting fined for doing it.

A new home's roof should never be so close and tall that rain and snow run off to the preexisting home's siding and property; with no recourse but to ask the new build to please put gutters (there is no city ordinance)..... they did not!

New rules are not necessary. There is nothing wrong with big homes on small lots. 40 foot lots contribute more green space as a percentage than anyone else.

Would love to see Golden Valley be a pioneer in the local metro by relaxing zoning requirements around accessory dwelling units or tiny houses. Alternatively, it would be wonderful to see multi-family homes incentivized to increase density (such as recent new construction for extended family units featured in the Star Tribune).

Non-Narrow Lot "Other" Responses

We support case-by-case approval because blanket regulations don't fit every case. When our neighbor wanted a variance that was not within code, we were involved in the city approval process. Perhaps this kind of collaboration would be better than absolute regulation.

Allow the PC to officially take overall neighborhood character into account when deciding on variances.

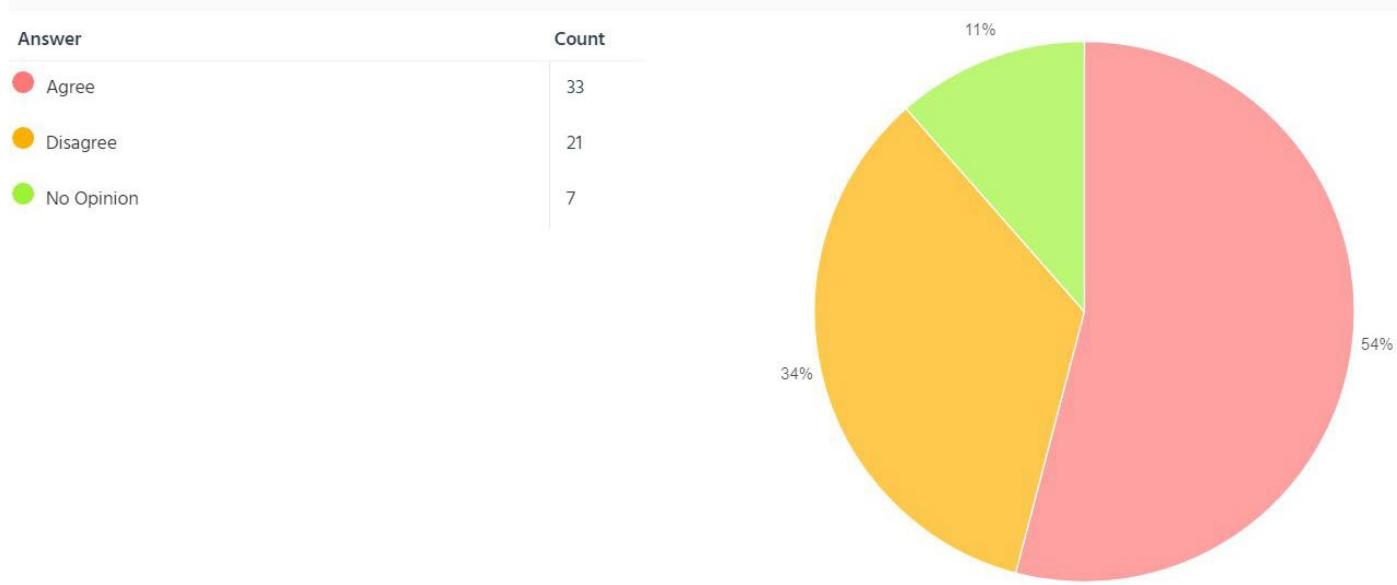
We are already very congested been surrounded by 3 very large apartment building, so we only want housing similarity to current housing as replacements Use other areas of GV as we are maxed out.
No new regulations
Don't support new rules or regulations.
We are not in favor of narrow lots and wish the city would not allow their creation--without regard to the original plots/plans of the neighborhood.
I think all of these ideas are worth exploring. However, I would be skeptical of any "incentives" for builders that could be later modified or altered down the road without consequence.
Allow homes to be on the tall side. The new homes on Harold by Lions Club Park are beautiful and a welcomed addition to the neighborhood. Those homes will attract families who want to stay in GV long term.
Strict height and side offsets limitations. Small lots do not need to accommodate everyone's large dream home. These lots provide small affordable homes for more people while reducing the impact on neighboring properties.
Allow more garage
An absolute maximum of size of structure(s) and impervious surfaces as a percentage of lot size. Prohibit subdivision of lots, require 80 lots, allow teardowns but only allow replacing homes on a one-to-one basis. One house torn down equals only new house to be built which must adhere to regulations.
I do not have a big concern about some folks seeming obsession with "garage' dominated. Again, at least one very good modern contemporary design a few blocks from me with a two car garage in front on a 40' lot.
I'd rather they stop allowing splitting up lots
None
I don't know how you define "garage dominant"
None
nothing
None
Garage roofs don't have to always be flat if there is living space on top. I also support maximum height for all homes, not just narrow lots.Two livable levels above the street level should be sufficient, not 3.
None
Regulation designed to lessen the impact of building on neighboring residences and the neighborhood in general.
I'm not sure how this could be a rule or regulated, but I think if someone buys a lot and intends to live in the house, I'm not sure I want the city to impose rules and regulations on that person's property. My issue is with outside investors who are 100% focused on maximizing profits and could care less about the impact on the neighborhood.
I have the same comment: Mandate the design of the new home fit in with the existing homes on the block so that it looks homogeneous and not like it doesn't fit in the neighborhood. I assume there are no flat roof homes OR garages allowed in Golden VAlley. As for setbacks they should be in alignment with existing homes. Side setbacks should be appropriate to allow for privacy and noise issues. Obviously you can't build a home on a 20' wide lot! Just use some common sense. I would like to know the definition of a 'narrow lot'?

Reduction of building footprint to promote "green space"
Change all zoning to allow for multifamily units on all lots-similar to Minneapolis
none
Consider water, snow, ice runoff; get some architects, for God's sake; assess the geological underlay of the entire block.
Do not allow two houses to be built on a lot that originally had one before it was torn down.
If one goal is to create affordable starter or smaller homes do not allow 2 story homes that are huge. Allow a one car garage. Do 1 1/2 story homes or single story for affordability and seniors or singles who want a house and not an apartment. Not every house has to be huge.
explore reducing the already excessive amounts of regulations on builders and homeowners
Minimum aesthetic requirements, just like we have to ensure the main drains work properly, we should ensure a minimum aesthetic code
I don't think that Golden Valley wants to become what some other communities have become
None
Ensuring that homes leave enough green space for growing natural habitat for our wildlife and pollinators.
Zoning regulations that prioritize the existing "aesthetic" of that neighborhood/community, whether that be natural or man-made.
I'm not sure I would support additional regulations.
again you are asking questions your average homeowner cannot answer.
I do not have enough knowledge on this to comment
I do not support flat garage roofs.
none.
Base height or setback requirements on Comparable, neighboring site conditions. Avoid putting in homes that stick out like a sore thumbs compared to surrounding homes.
Far more oversight on the loss and replacement of trees. The lot across from us saw more than 15 200+ year old trees destroyed. Yes, they were replaced, but on
I would like to see the old house setback reused.
not informed enough to make educated choice of answers
Non-shading requirements.

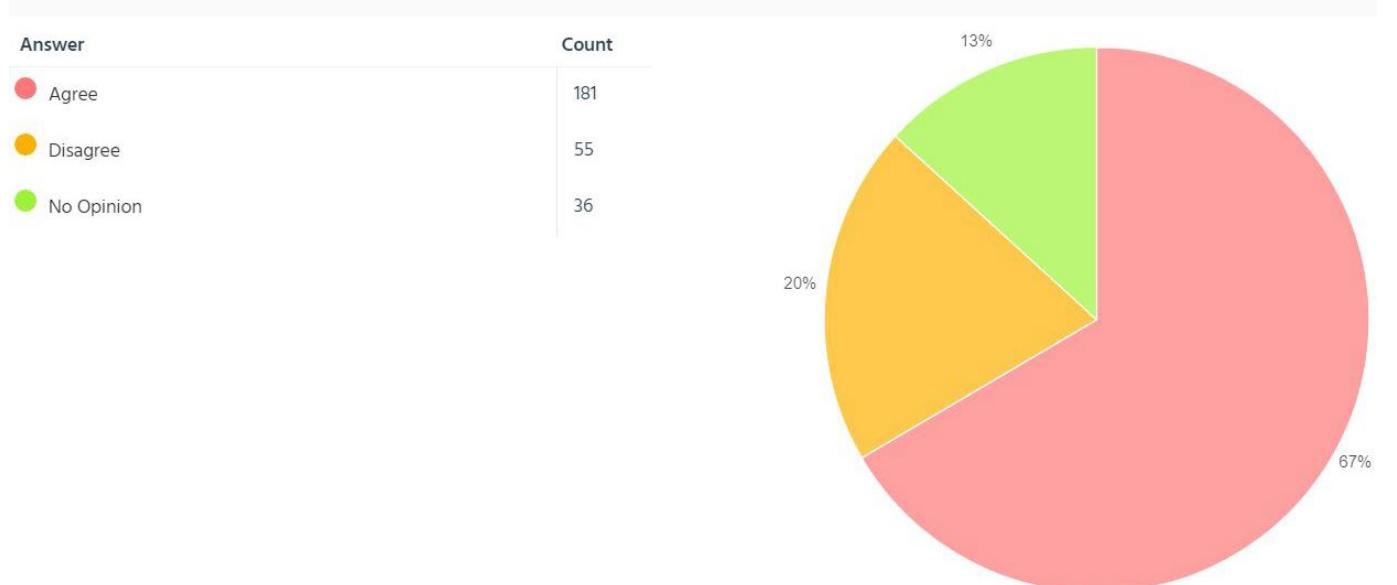
I would support further restricting the maximum allowable height for homes on narrow lots.

Of the Narrow Lot Survey respondents, 33 (54 percent) support further restricting the maximum allowable height for homes on narrow lots while 21 (34 percent) do not, and 7 (11 percent) have no opinion. Of the Non-Narrow Lot Survey respondents, 181 (67 percent) are in support while 55 (20 percent) are not, and 36 (13 percent) have no opinion.

Narrow Lot Respondents



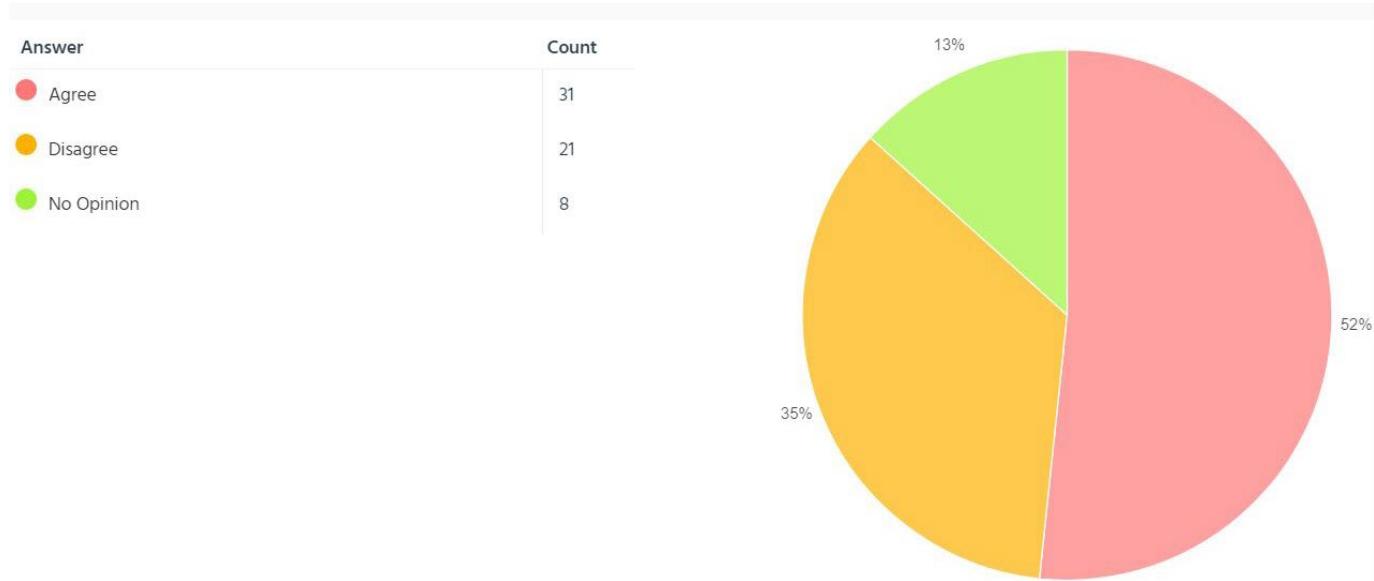
Non-Narrow Lot Respondents



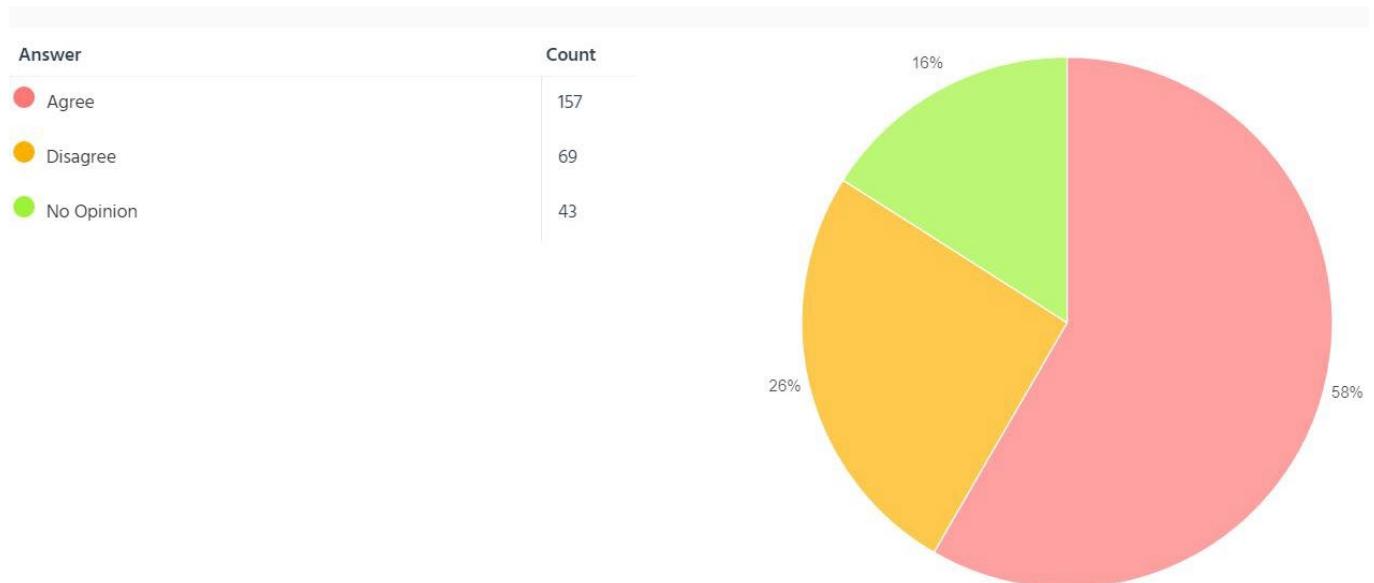
I would support increasing the side setbacks for narrow lots.

Of the Narrow Lot Survey respondents, 31 (52 percent) support increasing the side setbacks for narrow lots while 21 (35 percent) do not, and 8 (13 percent) have no opinion. Of the Non-Narrow Lot Survey respondents, 157 (58 percent) are in support while 69 (26 percent) are not, and 43 (16 percent) have no opinion.

Narrow Lot Respondents



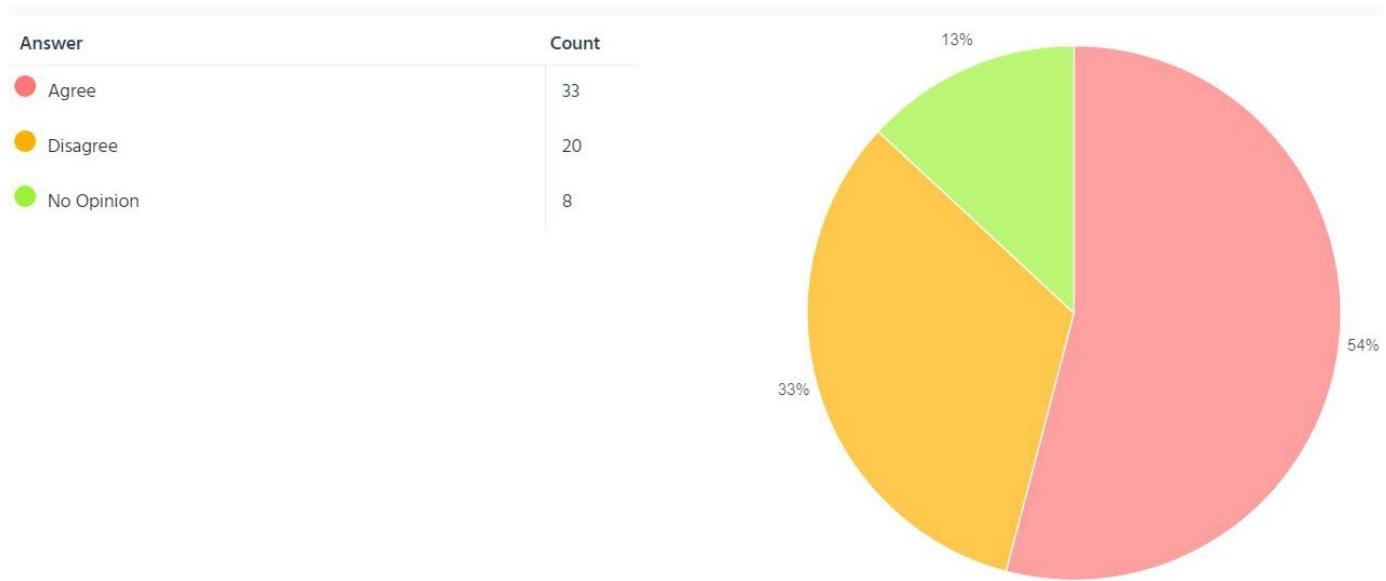
Non-Narrow Lot Respondents



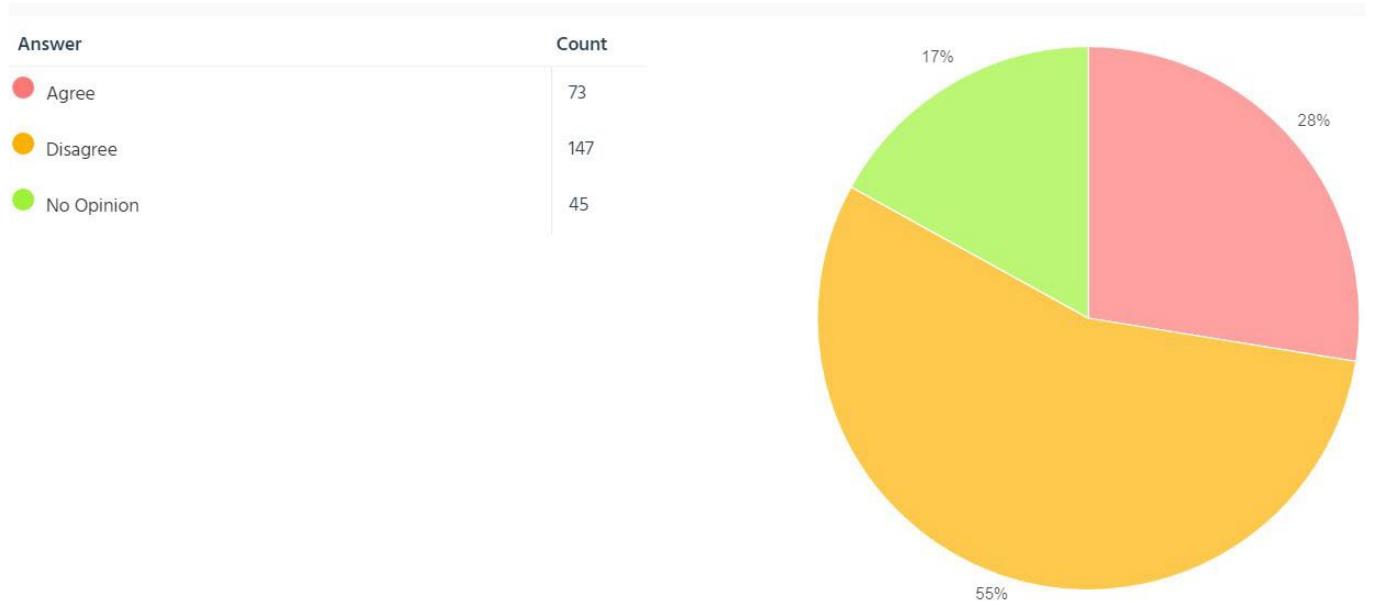
I would support relaxing the street-side setback for narrow corner lots.

Of the Narrow Lot Survey respondents, 33 (54 percent) support relaxing the street-side setback for narrow corner lots while 20 (33 percent) do not, and 8 (13 percent) have no opinion. Of the Non-Narrow Lot Survey respondents, 73 (28 percent) are in support while 147 (55 percent) are not, and 45 (17 percent) have no opinion.

Narrow Lot Respondents



Non-Narrow Lot Respondents

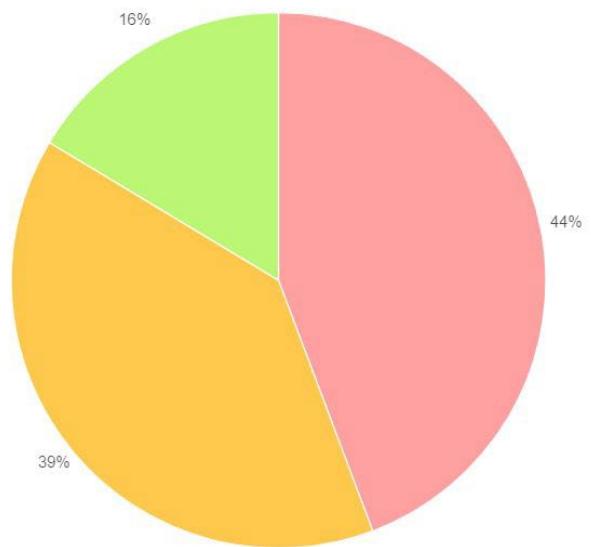


I would support requiring more of the area of a narrow lot to be left unbuilt or unpaved.

Of the Narrow Lot Survey respondents, 27 (44 percent) support requiring more of the area of a narrow lot to be left unbuilt or unpaved while 24 (39 percent) do not, and 10 (16 percent) have no opinion. Of the Non-Narrow Lot Survey respondents, 165 (62 percent) are in support while 59 (22 percent) are not, and 42 (16 percent) have no opinion.

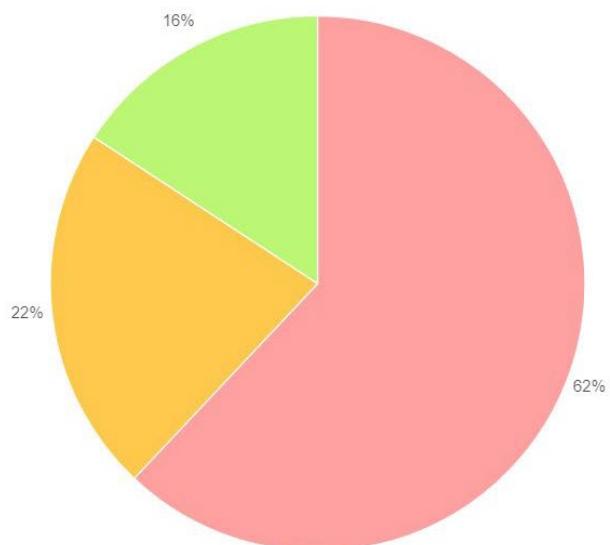
Narrow Lot Respondents

Answer	Count
Agree	27
Disagree	24
No Opinion	10



Non-Narrow Lot Respondents

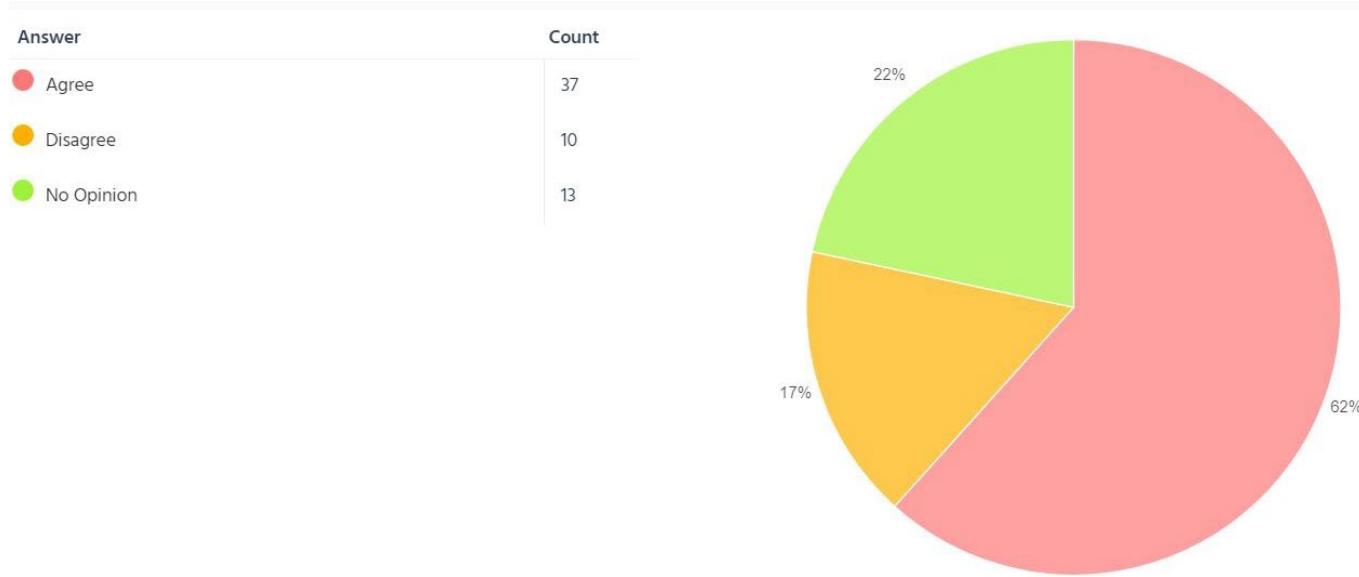
Answer	Count
Agree	165
Disagree	59
No Opinion	42



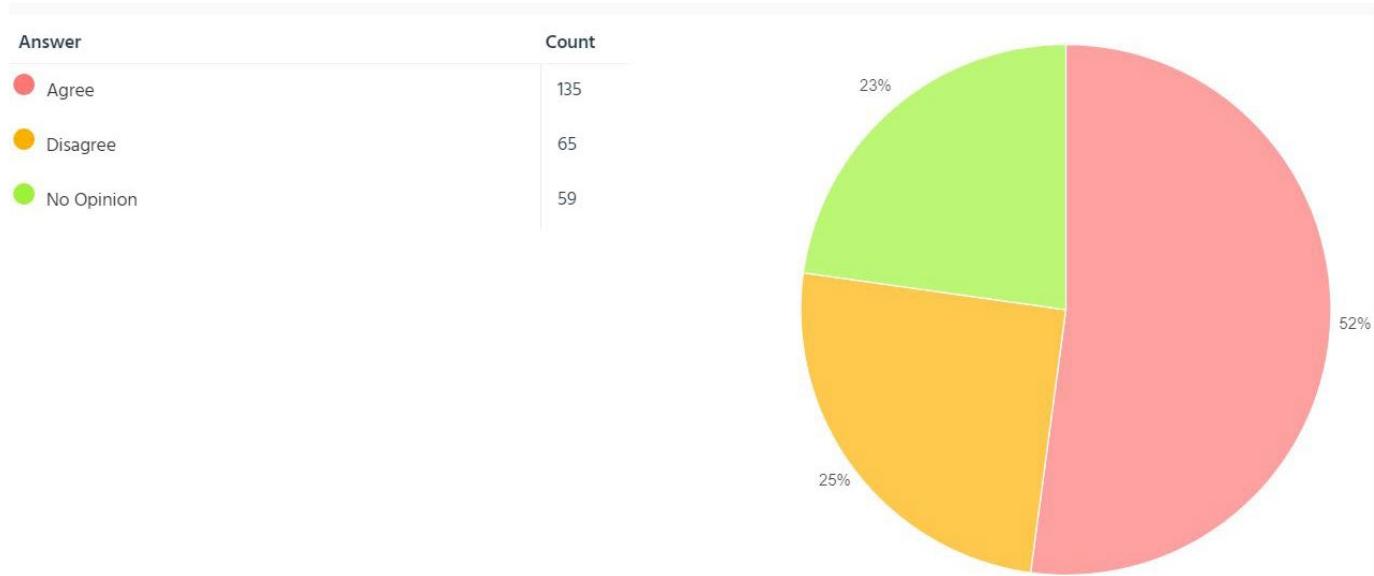
I would support efforts to maintain the affordability of homes on narrow lots.

Of the Narrow Lot Survey respondents, 37 (62 percent) support efforts to maintain the affordability of homes on narrow lots while 10 (17 percent) do not, and 13 (22 percent) have no opinion. Of the Non-Narrow Lot Survey respondents, 135 (52 percent) are in support while 65 (25 percent) are not, and 59 (23 percent) have no opinion.

Narrow Lot Respondents



Non-Narrow Lot Respondents



Do you have any other comments related to narrow lots?

This question was open ended and gathered no statistical data.

Narrow Lot Responses
The narrow lots will create a building frenzy in this neighborhood which is extremely disruptive. let the owner do whatever as long as some codes are implemented
GV's post card states "We need reasonable regulations that address all of the issues around narrow lots". Reasonable can be interpreted differently depending on frame of mind. Energy efficiency should be the #1 priority!
The house next door to us was torn down and the lot divided. We had no warning or notification. The house would have been a greater starter home for a family - in the \$300,000. Instead the developers built two houses - one for \$ 600,000 and one for \$700,000. The house next door was built to the VERY EDGE of the set back - towering over our house. The first floor of the house is 15 feet from our house and 6 feet higher than our first floor. There are no gutters and the eves are 24 inches from our lot line. The lot next door was filled to be two feet higher than our lot. Our back yard floods with every rain. Our basement flooded for the first time - we have lived in this house for 30 years. When we called the inspector out he said there was nothing the city could do....but WE could offer to pay for installing gutters on the house next door if they agreed. There is no consideration or protection for existing properties. We have spent more than \$20,000 to try to mitigate the issues caused by the development. If we had been informed of the possibility of this happening we would have purchased the property ourselves - but we had no warning. The house was never offered for sale so we had no chance and no warning. Golden Valley regulations are weighted entirely on the side of the developers with NO consideration of the existing neighbors.
We want to stay in our neighborhood long term and our current home does not fulfill our needs. We love seeing new home construction in our community. It increases the home values for everyone. If regulations increase, we will not be able to build our dream home and we will have to move out of the city that we love. Please allow current residents to utilize their property to best fulfill their needs.
Golden Valley can either be welcoming to new development and rejuvenation of the homes in the community like cities like Minneapolis or Edina or it can be antiquated and have a lot of structures from the 1960s and 1970s continue to degrade. Narrow lot building brings new families to the community. We have been very happy moving here with our young family and speaking with our friends who choose to move out to cities like Chaska and Victoria for the ability to build a home, they would much rather be closer to Downtown Mpls and Golden Valley can be an option for them.
Please do not give builders any variances and have more respect for neighboring residents and their properties
I have been seeing the huge homes being built in Edina after 50's ramblers being torn down. It is very sad to see the older homes go. It takes the more affordable homes off the market for potential new homeowners. I also see the fact that these huge homes take away a lot of natural light for the smaller homes next and around to them. I have a love for flower gardening and if that size home were to be going up next to me, I would move for sure digging up my garden and taking it with me.
It may be challenging to legislate for proportionately sized homes on small/narrow lots but it's a discussion that needs to happen.

<p>Please refrain from making more lots like those pictures off of Harold by hwy 55. Nicely built homes, but barrack feel. We really love the integrity past councils (not recent years) have upheld. Please be mindful of lasting impact and not only dollars.</p>
<p>Emulate successful examples in towns comparable with Golden Valley.</p>
<p>Consideration needs to be made by zoning to allow narrow lot owners to maintain and improve their property. Larger lots in the same neighborhood should be monitored to keep larger home projects from negatively impacting narrow lot property owners and their lot value.</p>
<p>Owners of narrow lots should have as much latitude as possible to build and develop on those lots. The city should refrain from placing burdens on home/property owners.</p>
<p>I hope there is another survey that captures the views of home owners not living on narrowed lots.</p>
<p>I support fair regulation of narrow lots. I believe the vast majority of residents have only minimal understanding of regulations guiding building on Golden Valley lots including narrow lots and are likely not inclined to dive deeply into a better understanding unless they are likely to be immediately or directly impacted. With that said I think a majority of residents would agree that structures built on narrow lots blend in well with existing homes and structures in neighborhoods, enhance the overall appearance of the neighborhood while potentially improving access to affordable housing options for home ownership to new neighbors.</p>
<p>Structures built on narrow lots that are excessively high or wide and which do not blend with the character of the neighborhood will only create friction and frustration for neighbors which is a bad way to begin relationships in your new home.</p>
<p>If someone wants to build a new home that should only increase Golden Valley's tax base and make our property values increase. There are plenty of run down homes around, why not allow new investment in our neighborhoods. Few restrictions and progress are the way to go.</p>
<p>Having affordable smaller homes is a good thing for SO many demographics! A smaller footprint doesn't equal a bad (unsafe, undesirable) neighborhood. Not everyone dreams of a massive 4,000 sf + home. What a waste of resources for a single person to live in! I live in an 1,800 SF home with my husband and two children and that's plenty big! Giant unsustainable homes are an old way of living and if Golden Valley want diverse, young, stronger, more resilient neighborhoods, communities have to have zoning regulations that encourage that. Not regulations that make it harder to explore different ways of living in our homes.</p>
<p>Privacy is important,narrow lots only have the backyard for personal outdoor space. its important to consider these items when designing and building new home on narrow lots. TY</p>
<p>I'm sure GV likes the tax revenue for those larger square footage homes. I'm not sure our concerns will be considered. We feel our improvements will be worthless, because we will see more homes go up for sale, (three bedroom ramblers) and they will be torn down, and the larger homes taking over. We have the LOCATION!!</p>
<p>Our new neighbors told us.....</p>
<p>Concern regarding how the remodeling of a single story home to a two-story affects the next-door home's diminished daylight through the windows.</p>
<p>Rebuilding on narrow lots can be seen in St Louis Park, Richfield, Edina, Chanhassen and practically every other suburb. Over-restricting such builds in Golden Valley will lead to more tired old properties and incentivize potential buyers to choose the other cities.</p>
<p>In this time of such a shortage of homes that lower to middle income earners can afford, I think smaller lots are a great opportunity to build/rehab smaller homes. It's sad, to me, that many young families can't afford to buy a home for their family because prices are so inflated and there is a</p>

shortage of smaller homes. Also, small homes without steps, and which are otherwise handi-capped accessible would be great for our aging population. Thank you for the opportunity to attend a meeting, and for soliciting our input.

As per discussion at council meeting, if lots were platted 100 years, maybe a good idea to build a home of a size that would have been built on that lot then. I think it's better to build smaller more affordable homes on the narrow lots than the biggest most expensive homes that could be possible especially when they don't look like they fit in the neighborhood and create negative impacts on their next door neighbors existing homes.

We moved to Golden Valley because of the character of the neighborhoods, characterized by generous lot sizes and lack of density that provides. For people who prefer to live in a densely developed community, there are plenty of municipalities they can choose. And please don't conflate narrow lots with affordable housing. That has not been the case in my neighborhood as developers have carved up lots and jammed in expensive homes.

It's really tragic being next to something like this. The love of my cute little house was destroyed, including the one maple separating the homes.... over 60% of roots were cut digging the hole for the new mcmansion. Honestly, I invite you to come take a look. I wrote an editorial, and did a local news TV interview(northwest suburbs). It's sad. The water run off is a really big deal, let alone sunlight, and privacy.....

I think it is important to build homes that fit on the lot with adequate set backs that allow "green space". The tendency to fill the lot with as much housing square footage as possible should be avoided. This type of building tends to overpower both the lot and the neighborhood.

Thank you for taking the time to do this. I see it simply as a personal property rights argument. One is entitled to do with their land what they want. If I lived next to a big house, I'd just make friends and move on with my life. Oh I do, and I did.

Good luck.

Cp

The situation in question 21 did happen in my neighborhood. 2001 Gettysburg. The new construction house is a big white 2 story box. The front of the house has a garage dominated facade and very limited yard. I'm surprised it complied with zoning when the footprint of the house is compared to the size of the lot. Narrow lots are just small lots. You can't put a huge house on a small lot. You have to respect the limitations.

Questions.

1. With two narrow lots not totaling 80' (40' + 40'), example: one 65' and other 50', and wanting to combine into one lot, would this be under a strict zone with variance or a permissible code with no variance?
2. Would it be even possible to combine?
3. If two lots were owned, and separation was suggested, would there be a choice to separate a) into predetermined lot sizes or b) choice of lot size?

I have no problem with narrow lots. 40' lots like they have in St. Louis Park are too narrow. 50' wide narrow lot would be a better option

Do not allow a stated opposition to narrow lots be a euphemism for opposition to smaller, less expensive homes; the latter are affordable!

I personally feel that the houses on narrow lots do not fundamentally alter the character of the neighborhood, and most of the houses seem well-designed within the existing space constraints. I think increased density will be a draw for future residents of Golden Valley, keeping it as a desirable

place to live as people continue to move closer to Minneapolis core. I also appreciate that the zoning department is so open to working directly with the community to make an effort to hear everyone and adjust the code if needed.

This issue is being driven by developers, realtors & builders who are not residents. They will build what makes the most money for them w/out regard for the neighborhood at large. They just don't care. Golden Valley is known for larger lots, green space & mature trees. All these characteristics are being disregarded. Trees are cut down to never be replaced. No thought given to future generations.

I believe the city needs to look at the homes that are built on multiple narrow lots. If the current home sits comfortably on the two lots, the land should be replatted into one plat.

Not anti-narrow lots. Just because current zoning has 80 ft lots, doesn't mean that narrow lots should be restricted.

I understand the desire to make sure development of narrow lots does not negatively affect various situations, like neighborhood character, neighboring lots, or price of nearby property. In general, I prefer fewer regulations and do not think there should be many rules limiting what people can do on their lot. That being said, some rules to limit the direct impact on neighbors does seem appropriate (e.g. to control water run-off and not directly damage neighboring property/construction). I would like to see a fairly permissive construction code, but with regulations to limit direct impact on neighboring property.

I do not want to see as many regulations related to what the building has to look like or how high it can be etc. Also, do not restrict the value of the construction artificially. Let the market dictate if it can or should be built as a given cost, size, or design.

Non-Narrow Lot Responses

Affordability addressing #16. What does that mean? Public/city \$\$\$?? GV was never your run of the mill inner ring burn, it has architectural charm and lots with room in most areas. Let's keep the charm of GV, it may be an older burb now but is considered more desirable than most inner ring suburbs!

When we moved here, Golden Valley appealed to us because of the large tracts of woods and large lots, as well as the wide range of housing types (small starter to very large homes, sometimes all on one street). Our neighborhood for the most part does not qualify as a narrow lot neighborhood, but subdividing of large lots into smaller ones, loss of the woods, and many more houses that all look the same, has drastically changed the character. It is depressing and disappointing.

New homes should not overpower existing homes, decreasing the value of existing home by overshadowing older homes.

I would like to see new construction that would resemble the homes currently in the adjoining properties.

We are in very much in favor of new houses being built in North Tyrol Hill. We have been seeing a growing trend of poorly maintained houses that come up for sale at low prices—a trend that brings down property values. We are also seeing some of these poorly maintained houses becoming even more poorly maintained rentals, which is also not healthy for our area. We believe that North Tyrol has benefitted from the revitalization that new builds have brought. We trust the City Council to make informed judgments on appropriate regulations that will benefit new builds while protecting rights of owners on neighboring properties.

There aren't very many cities/neighborhoods so close to downtown that have an abundance of mature trees on larger lots with wider setbacks between homes. We purchased in Tyrol in Golden Valley because it had all those things. I work for a city myself and understand the need to maintain property rights and incentivize development. I do think that tree ordinances in Golden Valley could be stronger and more specific in order to

encourage residents and developers to keep their mature trees. I appreciate the opportunity to share my thoughts on the matter.

Stop McMansons

Please don't destroy our neighborhoods. The apartments across the street took all of our green space away. Keep open lots of green space in our community. We have already built a ton of apartments for incoming residents. GV is a very small community and cannot accommodate thousands of new people as other suburbs can, like Plymouth and Minnetonka

Support new development of narrow lots. Development spurs economic growth and property appreciation. You should allow duplexes on narrow lots; up/down duplexes can work on narrow lots and provide two housing units. More units increases supply and can help alleviate rent increases and increase affordability.

I think there's two separate issues related to narrow lots: 1) wide lots that are divided and 2) double lots with 1 home on them carefully. The city needs to be careful about #2, as people living on double lots don't have to split their lots in order to build 2 homes.

We moved to Golden Valley because it did not get sucked in to the downward spiral which is Minneapolis neighborhoods. If people want smaller homes built close together...they should consider Minneapolis.

I've seen St. Louis Park go through a similar turnover. Although maybe not narrow lots there have been many older single story homes that were demolished and replaced with two story homes in a very scattered pattern. When it was first starting it created out of place homes towering over the long established single story homes in the neighborhood. I was always curious as to how that affected property values. At the very least they stood out and distracted from the neighborhood's history and character. I hope that does not happen with Golden Valley.

My home is on a narrower lot -- 75 ft -- and in all likelihood it will be sold as a tear-down. I am worried that new restrictions on narrow lots would prevent or discourage potential buyers. The house across the street (almost identical to ours) sat on the market until someone bought it for a tear-down. Also, I worry that because I'm ignorant of terminology my opinion isn't presented accurately in the survey. I am in favor of high density housing especially if it is affordable for middle and lower income families. I don't care about the "character" of Golden Valley. I care about people finding homes.

Reduce the 2 car garage requirement for the smaller lots, and allow the building of permanent tiny houses. I think more people would like to live in a tiny house as long as it could hookup to city water/sewer services. Additionally, consider allowing a small home to be built above the garage (like an ADU) as long as it conforms to the height limits, etc. that are determined to be best for those small lots.

We do not support changing regulations that would allow narrow lots.

Existing Narrow lots are non-conforming and therefore should abide by existing dimensional and coverage requirements. If the proposal is for the allowance to create new 'narrow' lots, existing dimensional requirements should apply.

I do not support narrow lot structures.

Leave PERFECT City of Golden Valley AS IS! You can only ruin a good city with bright? ideas of greedy people!!

I would like to see more restrictions on the removal of large mature trees. The stumps of the forest formerly on the southwest corner of Glenwood and Hi 100 serve as a constant reminder not to trust the promises of developers who are motivated solely by their profits.

Lots are being developed without considering current established neighborhood. Code is very generic and does not properly represent established neighborhood characteristics regarding use of lots and lot coverage BOTH narrow and wide lots. Massing and placement of new houses on sites often does not consider existing neighborhood. Things not a 35' setback may be in code but all other houses on st exceed that much more. The character of north tyrol is slowly eroding.

keeping height maximums and side setbacks are most important to me.

Scale of home on narrow lot should not be out of character with adjacent homes.

Don't screw up this city. You want to build affordable housing? Build mixed use along 55. Revamp the existing shopping and build up. Keep these garbage designs out of our beloved neighborhoods.

Just that we chose Golden Valley over Edina, Linden Hills, etc., because we saw what was happening there--building mega-houses on small lots. Not all neighborhoods can be accessible/affordable to anyone who wants to live there. We planned and saved for years and years to move to a quiet, older neighborhood with large private yards. We vote NO! on narrow lots.

I appreciate the city's efforts to consider a number of diverse solutions to tackle the problem of narrow lots. As someone who lives in the area of North Tyrol that contains the greatest number of potential narrow lots (after lot uncouplings), I can tell you that we need the city's support and protection on this issue. Our neighborhood has changed tremendously in the past five years--I fear that it will be unrecognizable in another five if the city doesn't do something soon to discourage developers and investors from ruining our neighborhood with their greed driven projects that show no respect for the people who have lived here for years.

The City of Golden Valley has a unique opportunity to truly "lead the way" with respect to protecting its unique neighborhoods, its natural beauty, and its residents. I hope that the Planning Commission and City Council will take this survey feedback seriously, and will use it to develop a series of recommendations that will stabilize our neighborhood and protect us from the get-rich-quick developers who have taken over.

There is no incentive for builders to build small affordable homes on these lots. They want to maximize their profits and buildable area.

Has the City considered replatting these lots?

I'd like to see homes that although may cost more than typical starter or existing homes in GV, attract families who want to invest and stay in GV for the long term. GV could be very attractive to downtown families who want to keep Minneapolis in their backyard, but seek more space, better schools and want diversity. New construction doesn't necessarily mean bad construction. I'd like to give the city as much flexibility as possible to work with residential home developers who want to build beautiful homes in GV. I'd also like existing home owners to be able to renovate and build up or out as needed to create a more beautiful home.

You should be able to build what you want as long as you're following the current reasonable zoning codes.

I believe Golden Valley is underutilized & should support urban growth with less restrictive zoning & building restrictions

This issue should have been resolved 3-4 years ago when the new zoning code was researched and adopted. The fact that it wasn't and there are problems now again raises questions as to the competency of city planning staff. I say "again" because current staff was entirely negligent in allowing the house built next to us. At the time, this same staff was applying the incorrect subdivision standard, and was unaware of the code's average width and rear setback requirements. Staff then engaged in improper efforts to correct these issues while also improperly allowing the political renaming of lot lines to accommodate the builder next door. The final straw was when we discovered city staff was applying the incorrect side offsets requirements, and had been doing so since 2008. The impact on us and our own property was devastating, and we still haven't recovered years later. The concern we have is with the competency of this staff in arriving at an acceptable code...one that it is actually able to read and enforce properly.

My general concern is that by not controlling the size (height, etc) and the side set back requirements, narrow lot homes will become oversized for the lot and ironically become McMansions in their own way. A McMansion is in reality a house visibly oversized for its lot. A huge house on a huge lot may be less of a McMansion than a large house on a tiny lot.

Golden Valley needs to provide opportunities for newer smaller homes to diversify the housing stock, enable a more first time home buyers opportunities, and enable opportunities for those looking to down size. There are too many poorly designed mcmansions going up. Allowing smaller lots will help to mitigate this. Smaller lots will also increase the density which is needed for more sustainable development.

Less is more

I am in favor of retaining the current character of Golden Valley. If someone is seeking something else, then look elsewhere.

#16: I think the affordability issue is a bit of a red herring. Some of these lots with houses that are for all practical purposes tear-downs would require a house north of \$1M to make it work as a single full size lot and that's not practical. As it is an old 80' lot divided into two 40' lots is marketable at \$700k +/- each. It's not like in North Tyrol with the existing land values is going to lend itself to anything that could be remotely billed as "affordable". I care about the aesthetics of the neighborhood but not at the total expense to my neighbors land/house values.

Quit splitting up lots. There are enough houses here. We moved here because of big yards and less people than Uptown. Don't over populate.

It just needs to be thoughtful. Otherwise we're turning into a standard subdivision which is not desirable--and for what? For the benefit of developers, not for the benefit of our community. If we want to benefit our community, put regulations in place that cap the sizes of homes and make them build thoughtfully.

Examples of bad plans would be the two enormous new houses on tiny lots on Meadow Lane North.

I per lots not to be split. There is already enough high destiny living in Golden Valley.

I support the affordability of ALL homes, not just narrow lots. I would NOT like to see Habitat for Humanity homes because they are NOT affordable. I would like Golden Valley to consider these ideas for all lots, not just narrow lots. I would like an initiative to move toward Green stormwater infrastructure for all of us, with all new construction/additions/upgrades of existing homes. Golden Valley can lead in encouraging natural landscaping/native planting to create a whole city with a more natural environment.

If you are able to purchase the property and build a brand new house, you are NOT doing this for affordable housing. What a ridiculous push of a point that has no merit.

80 ft lots seem an ok size to me, but I think how houses fill a lot is important. It seems like developers aren't keeping this in mind and are more concerned with the biggest house they can fit on a lot.

For our neighborhood of N Tyrol, I am very much opposed to narrow lots. I assume other neighborhoods would agree.

For increasing density, if that is the goal, redevelopment of larger commercial spaces makes more sense. With Minneapolis changing its zoning reg's, Golden Valley has the opportunity to be a near in refuge. It will only get more needed to have our GV neighborhoods. Please protect them.

When someone builds a home in which the neighborhood doesn't like, the alarm is sounded. Change is hard. However, there is a trend for higher density, less lot size and less yard to upkeep. People who currently own 2 small lots that have been taxed as one are now seeing this trend as an advantage for them, while the demand is there. Restricting the build ability of these lots is nothing short of taking land and decreasing a lot owners value. If I were a landowner I would be investigating my legal options at this point. As citizens of Golden Valley it is in our best interest to be a desirable place to live. Creating higher density residential areas, smaller lots and updated homes with a smaller carbon foot print is what people desire. Attracting more residents to our city also increases our tax base and reduces our taxes individually. With this in mind, why are we doing so much to create MORE restrictions and turning builders and future home buyers away?

Neighborhood consistency seems a relevant guideline. Some neighborhoods enjoy larger lots and should be permitted to retain the character/design standards on which current homeowners based the purchase of their homes. Areas with greater variation or already smaller lots are candidates for further lot size adjustments.

Generally, I think Golden Valley should allow people to build what they want subject to reasonable (limited) and site-specific setback restrictions to prevent encroachment on adjoining properties. The traditional large lots in GV are not where we should expect future building to be. We should expect and support that future building should be more dense.

I think there needs to be consideration of scale of the surrounding houses when building on narrow lots. The homes should "fit in" with the neighborhood. They should not fill up the entire lot.

I think what happened to Maggie on Meadow Lane, and the new, huge houses built there, is a bad thing. I would encourage regulations designed to prevent this in the future. Not sure what the city can do about it, but the idea that somehow the homeowners rights are being protected is a fallacy. The person who sold the

<p>property next to Maggie's home did not get their rights protected, except their right to have a developer pay rock bottom for the property and then go on to divide the lot, build two huge homes, and realize a big profit. I think the city should do what it can do to stop this practice.</p>
<p>In some of these newer large builds on smaller lots you can stand between them and touch each house--that is way too close for comfort, privacy and aesthetics--not what GV stands for</p>
<p>One of the main reasons I moved to Golden Valley was because of the large lot sizes. I would like others to have the same opportunity. I've lived in Minneapolis where lots are 40-ft and it felt like I was living on top of my neighbors with no privacy and you always hear more noise. I would agree to nothing less than 80-ft --- maybe.</p>
<p>There are two people in my neighborhood that are driving this topic insanely. They are actively interfering with ongoing and/or proposed projects. They want to live in a 1950's neighborhood in their non-updated rambler, and look at all change as somehow negative. I STRONGLY feel that opportunities to develop narrow lots and older homes improves the value of our neighborhood.</p>
<p>My biggest concern is adding large homes on small lots. New homes should fit the character of the surrounding homes and be of similar size or smaller. Consideration should be made on how new homes will affect neighbors.</p>
<p>In the neighborhood I used to live in (in NY), narrow lots created the following:</p> <ol style="list-style-type: none"> 1. Increase in population density (since two families could live on the same land that one family could before) 2. Did not reduce housing costs. Prices for all homes remained the same or increased. This was probably good for the city from a property tax perspective, but did not make houses more affordable. 3. Changed the neighborhood character from a greener, more relaxed, open space to a "house-dense" environment that looked and felt crowded. 4. Lack of height restrictions caused a number of the narrow lot homes to become three stories, which added to the crowded look. <p>In general, creating narrow lots of 40' needs to be carefully considered to avoid turning the lovely spaciousness of suburban Golden Valley into a densely-populated urban environment.</p>
<p>Again, I'm not sure I support the city getting more involved or creating more rules and regulations on new or existing Golden Valley homeowners. I am for the city controlling outside builders, realtors, and others who have zero interest in making a home for themselves and their families and simply care about maximizing profits.</p>
<p>What are the parameters which define a 'narrow lot'? Is there a minimum and a maximum width? Depth? Our lot is approximately 89' wide, I believe. We were able to build a 1100 sq ft home where we lived and raised one child for over 47 years; our setbacks are just like our neighbors and we have a mix of homes from the 20's, 30's, 40's on through the more recent decades and they all pretty much fit in. Thank you.</p>
<p>At the time a property is being subdivided, I would consider connected townhomes, one on each parcel, as an option.</p>
<p>Let's not make Golden Valley into a Richfield or South Minneapolis where homes are so close to each other that emulating that would drastically change the character of Golden Valley.</p>
<p>While every neighborhood in Golden Valley has its unique characteristics, the North Tyrol neighborhood has been desirable because of the lot sizes and distance between homes. It was purposely designed to maintain a more open, woodsy, park like feeling as it is so close to Wirth Park. Increasing density in this neighborhood will destroy the character that has always drawn people to the area and possibly have a negative effect on the home values. I think we should be more concerned with current home owners who plan on staying in the neighborhood than developers or those who are looking to sell and move away.</p>
<p>We don't want to be Minneapolis. We don't want higher density.</p>
<p>Depending on the design of new houses on narrow lots, they could negatively impact existing neighbors and the look of the neighborhoods.</p>
<p>With lots so narrow (40 ft) and everything that would be in the front of the house like the gas line, water and sewer, sidewalk, garage, driveway, etc., would it even be possible to plant trees and bushes in the front yards? 40 ft wide, but how many feet to the front of the garage/house?</p>

If built close to the side lot lines (4ft and 8 ft?), the new house could impact how water drains and move water toward neighboring homes. Drainage could be a real problem with close houses, not just from rainwater and possibly sump pumps, but from snow melt as well.
If built as multi-level, they could block sunlight to existing neighbors and their trees/bushes/plants.
If dormers are built on a 2nd or 3rd story and assuming they would include windows, the new house could be too close to existing homes and look down into the existing homes (single level) and yards, impacting privacy. New homes should look like the existing neighborhood's homes. otherwise they just look out of place.
Yes, we have a number of examples where the city council was weak and granted major building exceptions. I do not have a problem with increased building height, but hold builders accountable for current regulations. Stop being pushovers eg. 603 Parkview Terrace, 280 Janalyn Circle
We like that the City is looking for opportunities with these lots to provide affordable homes for new families, seniors, etc. We do not support relaxing regulations so that new high end homes can be built in the city and where setbacks don't provide for yards/green space.
Yes, they're narrower than wider lots. To reiterate, larger, and multiple accessory structures should be allowed, including granny flats. Allow multifamily zoning on all lots. We don't need a garage "police" telling us how big or small a garage can be. Most of the homes in Golden Valley are butt-ass ugly, so maybe require an architect to design all new buildings to avoid another vinyl sided, multi-gabled eyesore to be built, which is about all I see being constructed.
I do not support the creation of narrow lots and believe that we need to have new regulations to prevent them. They undermine the character and value of the neighborhoods.
I do not support narrow lots in GV.
I have concerns that the GV planning commission is in over their heads. they have allowed inferior builders into the city that have trampled the rights of neighboring homeowners without repercussion.
Not at this time
We love the spacious lots in many parts of Golden Valley and are willing to continue to pay high or higher taxes to keep it that way.
There is obvious gentrification going on. There are no requirement for builders to have an established positive reputation based on several years of building. There need to be fines assessed on builders who violate rules and allow their mess to spread over the area. There need to be hours and days limited for building and limiting excessive noises.
I would like to understand the impetus for this conversation. What is the objective we as a community are trying to achieve? My concern is we are accommodating developers and I thiink Golden Valley will become to dense. We have many multi unit complexes being built, additional rezoning along Laurel, on top of many subdivisions. Now narrow lots. I've heard the benefit of smaller lots will be more affordable housing but the opposite seems to be playing out. Lastly, how much more growth can the city support without investments in infrastructure, schools, and other services.
As a first ring suburb I believe GV should embrace density, mixed use zoning and urbanization. Housing density should decrease as you distance from the core city and we should not be a donut of low density housing right next to Mpls. It's unrealistic to think that as a community we should be exactly as we were 40 years ago when further out cities such as Plymouth were hardly developed. We should adapt as a mature community and find ways to continue growth through density.
Thank you for allowing feedback.
These small lot homes are a breath of fresh air to yesteryears simplicity. Sadly, people have more stuff. Home building is very creative these days. Let gifted people design and build quaint and efficient homes to replace or update these neighborhoods.
Common sense clause: new/remodeled homes should be comparable in appearance to homes already existing in the block/neighborhood
I live in N. Tyrol, which has larger lots. I would not want my neighbors to subdivide their lots. It would change the character of the neighborhood.

There are three homes within our immediate neighborhood that are monstrosities compared to the houses on either side. They do not fit in to our neighborhood. I would be happy to identify where they are....but I am certain you could see them for yourselves on Orkla Drive.
I'm really not sure what the appeal of a bunch of tall, skinny, cheap houses is, besides perhaps for those who desire new construction in an inner-tier suburb. A lot of the houses built here mid century have good bones, even if they're dated. I'd prefer those over ugly, cheap new construction. Don't we already have an overabundance of apartment homes in Golden Valley? Now we're trying to squeeze row homes into beautiful neighborhoods? Ugh.
Please don't allow contractors to build over sized houses. Climate change, water issues, environment needs to be considered. Heating and cooling affect the environment. Build houses that are truly more affordable for starter homes, singles and seniors or folks who wish to make their energy impact less.
Reducing lot size will negatively affect property values and quality of life in Golden Valley
I strongly support limiting the height and size of new homes being built in the older, more established areas of Golden Valley. There is a giant home in our neighborhood that dwarfs the homes on either side. It also sold for at least 300k more than others in the neighborhood. The house should be in Eden Prairie, not Golden Valley.
I think families want large lots for kids to play and spend time outside. With all the sub-divided lots and apartment projects that have little green space(Xenia/Laurel), seems like the city is promoting fewer families, and more temporary residents.
I believe that neighbors should have input on whether narrow lot development is appropriate in their neighborhood.
very concerned about any new housing that effectively blocks sunlight to any neighboring roof, and/or reducing sunlight into gardening areas of neighbors. Roofs of all neighbors must have full potential for solar energy panels to be installed, or solar tiled roofs.
Golden Valley has a great neighborhood reputation and almost our whole neighborhood has turned over in our 5 years of buying. Every house has been upgraded at some point and upholds the quality of living that we moved here for. Sale of older and narrower homes helps promote upgrades to be competitive, which is good as there are many dated homes in GV. I feel this should be looked at holistically - some areas are higher quality than others and that should be maintained. Some are more affordable and that can remain. I simply don't want to see the quality of my neighborhood go down - minimally I want it maintained, upgraded if necessary during sale.
I think the subdividing should stop
I think it is important to take into account how new building in neighborhoods affects houses that are already present. Tall houses can block the light in yards or houses of neighbors. Houses very close to property lines changes the feeling of neighborhoods. Part of the beauty if GV is that we're so close to the city but can easily feel like we live much further out. New additions/remodels or new builds should be in character with the neighborhood. My family added on to our house about 10 years ago as we decided to stay in GV rather than move. With an architect and builder's help, we were able to design a house that provided the space we needed but in keeping with the neighborhood and the original house's character.
The current new homes that have been built on these narrow lots look horrible. They are so close to each other...not at all the look that Golden Valley has or the appeal it has to those who want to live here. Also, newer homes being built on these lots next to long standing homes do not blend in and are hideous to look at; from the front facade to the heights that tower over the existing homes in the neighborhoods. I'm sure the city planners and powers be like the idea of narrow lots = more homes, more money for the city.
The existing zoning ordinance is more than adequate. The current preoccupation with narrow lots is cowardly pandering by the Mayor for ONE complaining Resident! The Mayor needs to grow a set and provide leadership, a concept foreign to him!
I'm concerned about the discontinuity that narrow lots would bring to the character of established neighborhoods. For example, if any of the houses in my neighborhood were demolished and their 1/3 acre

<p>lots were then divided in half and rebuilt with 2 homes it could throw off the look and feel of the neighborhood.</p>
<p>Agree that as long as the structure conforms to city code, the structure should be allowed to be built on a narrow lot.</p>
<p>This city is nearly totally developed. None of the homes in MY neighborhood are like the others - why do some residents think they have a RIGHT to change codes at this point? Landowners should be allowed to build what they want as long as they're compliant. Governing by NEIGHBORS is ridiculous.</p>
<p>Eden Prairie has 2000 sq. ft. unattached - as does Brooklyn Park. Golden Valley is out of line with their 1000 sq. ft. restriction.</p>
<p>Why restrict smaller homes? Crystal, New Hope, etc., have smaller lots and smaller homes - and those homes are in demand - especially for first-time homebuyers and seniors looking to downsize. Golden Valley needs to realize this...</p>
<p>Ensuring we preserve the green areas of the property as people become more interested in growing pollinators gardens, pollinator yards, and grow their own food.</p>
<p>The "aesthetic" of Golden Valley should be the priority . Love the idea of challenging builders to get creative with the space and build to allow for more affordable housing but maintain the surrounding aesthetic. Two blocks east of me, a builder is putting in an oversized house on a narrow lot. It literally dwarfs the neighborhood and blocks quite a bit of sunlight for abutting properties. It stands out like a sore thumb and I would so hate to see more builders without accountability or respect for neighbors and the neighborhood. The impact is more than structural and it does affect/change us as a community. Thanks</p>
<p>I chose to live in Golden Valley because of the larger lot sizes. It is a selling point for the city. If I had wanted a smaller lot I would have chosen another suburb.</p>
<p>The City's existing zoning regulations are satisfactory, if enforced fairly. Regarding the issue of "narrow lots" neighbors have become unneighborly. Disappointing regarding a city that has been our home for 35 years and we had thought better of.</p>
<p>I'd like homes to fit the character of the neighborhood. We have an extremely tall home on our block that doesn't fit the feel of the neighborhood.</p>
<p>I wish this survey had not been written in builder lingo. You have excluded many of Golden Valleys residents from understanding the wording of several questions. My guess is you have already made up your minds and sent this survey out hoping for a low response.</p>
<p>I am interested in owning one.</p>
<p>Homes are expensive. My 24 year old son, a college graduate, is having breakfast right now before heading off to work. His sister spent a year at home after graduation as well. It is unrealistic to think that GV should be a target location for first time home buyers. South Minneapolis and Hopkins have many smaller homes that could be a good place for a first time home buyer.</p>
<p>I appreciate that the city is trying to understand homeowner concerns. Part of the draw of the city is that there is a sense of spaciousness -- the 28 foot wide streets, the many parks, the nature area... It doesn't take much to change the character of a place. Also, there are increasing concerns about water.</p>
<p>Thank you</p>
<p>I worry every time a home goes up for sale that the house will be torn down and 2 or more homes will be built on the property. While it may help our tax base, it goes against the size of lots that help make Golden Valley a beautiful place to live in.</p>
<p>I moved here 33 years ago when starting to expand my family. We chose Golden Valley over St. Louis Park because of the greater lot size and less cramped-character of the neighborhood. I would like to see young families want to move here. I don't believe the problem has been the housing - it's the lack of indoor recreational facilities and schools within Golden Valley, such as SWIMMING POOL, and indoor hockey, and the</p>

low youth population. That had been the biggest downfall for us when our family was young. It's been even more disappointing that GV's focus over the past few decades has been to attract and increase residences for seniors over young families.

I haven't heard any presentations about it so can only use my imagination and that is not good enough. I would love to see examples as well as examples where and why they worked and where and why they didn't work. Then this questionnaire would make more sense to me and I could answer with reasons, not guesses.

Fit in with the neighborhoods current "look".

I think we need to remain open to building on any size lot as it serves the population base and attractiveness of GV as a first ring suburb.

I do not want to see developers engaging in another land rush to split 80 foot lots lots into two 40 ones.

Take a drive through Edina and witness the "McMansions" that disrupt the continuity of a neighborhood to understand the importance of getting this right. Or tour Minneapolis neighborhoods and view the three level mid-70's home nestled between others that reflect craftsmanship of the 1920's and '30's. For sure there will be a push-back from those who feel there economic opportunities may be hindered by proposed changes. For those doing so, remember to examine or discover their goals. What's in it for them? My view would be "What's in it for the community of Golden Valley?"

I think all lots should be built of the old site area.

I would suggest against relaxing the street-side setback for most corner lots. Making it possible to build on a corner lot means that people whose houses front on a street then have to share the street with the side of a home. Far less attractive than sharing the street with a home set back from the corner.

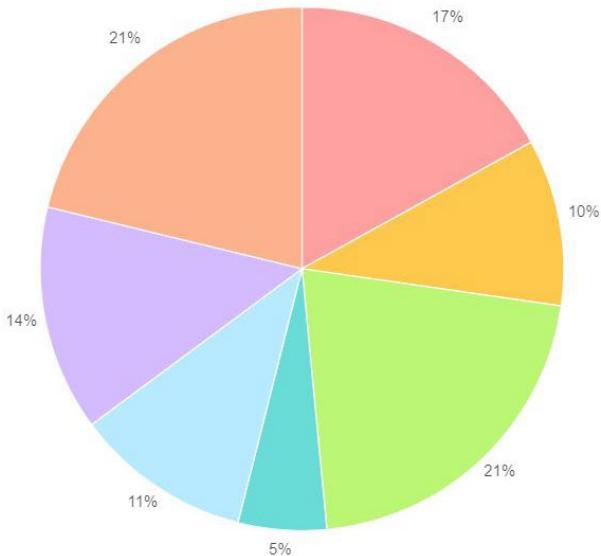
I am not familiar with the regulations but I'm concerned about the impact the new large narrow lot homes have on the livability and access to light on the existing smaller homes. I understand new homes present a chance for affordable housing and redevelopment of housing stock but I'd like to see it done without negatively impacting existing smaller homes.

Narrow Lot Owners Only

If you live/own a home on a single narrow lot, what factors led you to choose that home over a larger property? (Choose up to three)

Of the responses to this question, *Right fit for household size*, *Lower Cost*, and *No particular reason* were among the top answers. The question also received 35 *Other* responses, all of which are compiled below.

Answer	Count
Lower cost	28
Reduced maintenance	17
Right fit for household size	35
Energy efficiency	9
Investment/Build equity	18
No particular reason	23
Other (please specify)	35



"Other" Responses	
my house is on a 50 foot lot with distance between both adjacent homes.	
allowed son to stay in same school district.	
these houses are not lower cost!	
We currently have a double lot and would like to split it to a single lot. Sell one and build on the other. We love golden valley and want to stay but our old home is too much maintenance and our yard is way too big to manage every spring/summer.	
we realized that if we wanted a new home in golden valley, we were going to have to buy a home on a narrow lot. We feel that this has helped with the overall quality of Golden Valley- the homes that were on this property before were junky and unsightly. Now, there are 9 new homes, with young vibrant families and diverse families that bring a lot to the community both in human capital and in tax capital.	
n/a, just filling up one of three required choices, because this question does not even apply to me.	
I don't	
n/a; ignore responses, they were required to complete survey	
I live on a two/thirds acre size lot- this question is not applicable to me and answers should be edited to include that choice. I have now been redirected to answer this question for a third time. Please fix your survey tool.	

Not applicable
I don't live on a narrow lot. Why am I being asked to fill out this question?
NA
My lot isn't a narrow lot
Does not apply
I do not live on a narrow lot
Smaller foot print to environment
N/A
I don't want to choose 3. Please remove "investment equity"
DO NOT LIVE ON NARROW LOT
N/A the survey forces me to pick 3. I do not live or own a narrow lot.
no, i live on a standard 80 ft lot (didn't want to select the other checks but the survey required three checks)
Its a 2 lot home, the third lot to this home was sold before we purchased-No knowledge of the size of home to be build on neighboring lot.
Location!!! Cost at the time,
We did not consider the lot size. Decision was based on the house.
Says choose up to three, but won't accept only two. I only have two things I want to choose
NA
Lot size was not a buying consideration.
It was a cute affordable home in a terrific hood.... there was a single similar home next to me when I bought 18 years ago.
It was a new home and is plenty big. Less yard to maintain.
We liked the natural setting of the home
"Up to 3" and I chose one - directions do not mandate selection of three.
wanted a small yard.
This question required me to pick 3 items in order to submit my responses. My house is not on a single narrow lot.
Live on two narrow lots (forced a third answer and investment option does not apply)
timing of the purchase and tax benefits
If you live/own a home on a single narrow lot, what factors led you to choose that home over a larger property? (Choose up to three)
my house is on a 50 foot lot with distance between both adjacent homes.

Have you ever decided not to pursue an improvement to your property due to a real or perceived conflict with zoning regulations?

This question was open ended and gathered no statistical data.

"Other" Responses
No
yes , city planners don't listen
Don't believe so.
NO

We are just beginning to dive into this.
not applicable
no
No
Yes
n/a
Ni
no
No
I want to subdivide my large lot. Can't do it under the current restrictions so I would be interested in any loosening of the set back and lot sizes to allow me to subdivide my lot.
No
No.
Yes! I wanted to add a 2 car garage on the side of my home and was told the variance was not likely. I also needed a variance for my deck. I'm improving my home and have significant increased its value!
no
Yes. I feel as if my ability to maintain and improve my property is limited due to zoning. I have lost set backs due to both a neighbor moving a fence to the property line and street improvements moved the street and curb further into the set back.
Yes
Yes.
NO
No
No
Yes
no
yes-
No, we have an ideal location.
Yes. We wanted to build a deck off our kitchen, but couldn't
No
no
No
Yes
NA
No
No, dealing with the defensive city of Golden Valley is so frustrating, it is not worth my happiness. The only thing i could do to get a little sunlight back is to go up; which is too cost prohibitive for me at this point.
No

Yes. I had wanted to put in a brick retainer wall on the roadside hill.
No
No, we have followed the established process to obtain variances necessary for our improvement projects.
Yes, building a garage. But also without an alley it is hard too.
yes
No. It's a small lot... Common sense tells you you can't put two pounds of something in a one pound bag!
Yes.
no
No
No
No
Yes. The two car garage requirement limits the options we have for building an attached garage on our current property, and we were also told that we can't build another house on our adjacent lot (521 Indiana) without knocking down our current house because there would not be enough space between the properties to put in a driveway and two car garage.
No.
No

Would you prefer a stronger zoning code that protects against negative impacts to adjacent properties but which can be adjusted with variances, or a more permissive code that leaves less flexibility for variances?

This question was open ended and gathered no statistical data.

"Other" Responses	
I would prefer a stronger zoning code that protects against negative impacts to adjacent properties.	
More permissive	
While I like the concept of being allowed to build what owners want, we must find ways to ensure newly built homes are more & more energy efficient especially to address the reality that CO2, etc emissions are the major cause of climate change.	
We need a stronger zoning code that gives protection to existing properties. Right now there is NO protection.	
No, the more flexibility the better.	
no	
More permissivity - People should be able to build what they want.	
Stricter - I have seen tree trunks literally sliced in half from the top down to make room for these Mc Mansions - it's disgusting.	
Neither. We know where variances can go. Why even have zoning codes in that case?	
stronger	
Stronger with variances	
I prefer using common sense to make decisions on a case by case basis. Can that happen?	
This question's wording is loaded. If anyone says yes to this, it's yes but agreeing to modifications if the city wants it?? I understand working with an owner (please notice I did not say builder) but can't answer yes or no in this.	
No.	
Yes	
Permissive.	
More permissible code as the process today is difficult.	
no	
Yes	
Strong code but adjustable with variances	
Protects against negative impacts	
Yes	

I would prefer flexibility on variances for narrow property owners that allow them to maintain and improve their properties to the standard or above the standard of neighboring properties.
More permissive
Uncertain. I'm open to hear both sides.
YES
A more permissive code
Yes
More restrictive, but with realistic ability to obtain variances. The problem is that each lot/home is different. What might make sense on one lot, might not on another, even if they are the same exact size.
I prefer clear zoning codes that don't give wealthy people and unfair advantage.
prefer stronger zoning codes and opportunity for discussion before new design home build starts.
Zoning that protects against negative impacts on current residents. (size) Most important, the new home built should be compatible with the surrounding homes. Our neighbor McMansion is to large for the lot size.
Stronger code
Prefer a code that protects against negative impacts to adjacent properties but which can be adjusted with variances.
stronger code.
More permissive less flexibility
Yes
I'm not sure at this point. I just don't what has happened to Edina to happen in Golden Valley. Monstrous houses on too small lots, has destroyed the character and negatively impacts the value of the remaining small homes
Stronger zoning with fewer variances.
Stronger codes to protect the taxpayers who have lived in the neighborhood and improved their homes and gardens, adding to the charm that golden Valley once enjoyed. Developers have changed the nature of this city, and city officials have allowed it to happen. I'm not anti development; but, it is so out of hand!
Less flexibility for variances. A variance in and of itself is being flexible.
More permissive code.
Current code seems fine.
I think a stronger zoning code that allows for case by case examination of the situation with the possibility of variances.
No. The existing codes are logical and clean cut. Adding complexity will only make things worse.
yes

On narrow lots you are very close to your neighbors. Things like leaving exterior lights on and snow removal impact overall livability.
Strong zoning codes usually does not allow for many variances and a permissive code would not need many variances.
The stronger code
Permissive! Build demand with larger ranges and better mixes of housing types to create a stronger community. When my mom retires, I'd love to have her move to a small house nearby rather than an apartment or big house by herself.
stronger zoning code
I am VERY concerned about how "negative impacts" are defined, and by whom, so can not answer. ALSO, there should not be an expectation of variances - if it's a zoning code, then only VARY in rare, extenuating, unexpected circumstances. "Adjusted with variances" is like saying "we won't follow our zoning requirements."
That sounds like the same end result to me. I guess I would say a more permissive code with less variance flexibility to make the process as fair as possible.
Less flexibility, I believe variances are granted more easily for developers & builders who are not homeowners/residents than residents that live & pay taxes in the community.
Yes
I would prefer a stronger code that protects against negative impacts, but can be adjusted with variances.
Adjustments with variances. Flexibility is ok.
Support stronger zoning code to protect against negative impacts, but that's subjective generally, more permissive code with fewer variances.

Does your home have a garage? If so, what kind (single-car vs multi-car, street access vs alley, attached vs detached)?

This question was open ended and gathered no statistical data.

"Other" Responses
2 car tuck under attached with alley access
Attached and or not, I feel if homeowner wants 2 driveways, should be granted
yes, two car.
detached garage multi car garage set back from house
732 Rhode Island Ave S
Single car detached
Multi-car, attached

yes, 2-car, street, attached.
Attached 2-car
double detached
multi, attached
No
single car tuck under
Two car, street access
Yes. Double car. Street Access. Attached.
Multi detached street access single width driveway
No.
Single car tuck under. I wast a two car garage for my disabled dad who lives with me.
multi car street access attached
Tuck under garage
2 car attached
Single car, side driveway space
Yes. Street access, attached
Yes, tuck under.
Yes - detached 2 car
Multi-car detached via shared driveway
YES MULTI-CAR TUCK UNDER
Street access 2 car garage detached
Multi via alley
Yes. Multi-car. Detached in alley.
multi-car attached
1917 Gettysburg Ave. North, detached.
Yes, street access, single car, detached garage setback15 feet from the house,
1415 Zealand Av. N.
double-car garage
Yes, 2 car, street access, attached
two-car detached
Yes. Double, detached, street access.
2 car attached

Multi car street access
Yes, single car, attached, street access
Two-car, attached garage with alley access.
316 Meadow lane N
316 Meadow lane N..... tuck under, alley
411 Sunnyridge Lane, multi-car garage with alley access and is detached.
detached single car garage with street access.
Yes, 2-car with street access.
single car tuck under garage
No. I built a shed for the bikes and we park in the driveway.
yes
Yes, double detached at the back of the lot.
Yes, there is a garage. 2 car, attached at back of house. (not facing street)
My home has a detached garage. Homes need to be designed for families to have 2-3 cars parked. Suburban life is not walkable life.
2-car partially attached
4108 Beverly Ave. 2-car attached, street access
Yes, single car, tuck under, driveway access only (no alley).
No garage.
Yes, alley access, tuck under.
Single car tuck under
Double attached tuck under with alley access
attached, tuck under garage
Yes
Single detached
Yes. Single-car, attached (tuck under), with street access

If you own a lot consisting of two platted narrow lots, would you ever consider selling and or developing one or both of the narrow lots?

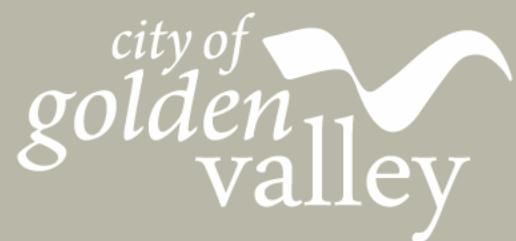
This question was open ended and gathered no statistical data.

Name	If you own a lot consisting of two platted narrow lots, would you ever consider selling and or developing one or both of the narrow lots?
Not applicable	
yes	
Not applicable.	
NO	
Yes! We have a double lot. We want to demolish our current home, sell one lot and build on the other.	
not applicable	
n/a	
I don't	
na	
n/a	
Yes	
I do and I would not consider selling the undeveloped lot.	
Emphatic No.	
I have a double lot with streets on both sides. Would be very interested in subdividing my lot if the city would allow it.	
No	
No.	
Na	
n/a	
No	
Not applicable	
No	
not applicable	
No	
NA	
NO	
N/A	

No
N/A
not at this time-
N/A We live on one lot frontage 60' by 142.22', this does not include the one half of the alley that was not put in. Lakeview Heights
Yes
No. Not unless all of my surrounding neighbors already did so.
No
If I did own such a lot, I would be unlikely to allow it to be crowded with multiple homes.
NO. At least not like what has happened on Meadow lane. Architecturally there were other options, these people chose volume.....because they could.
N/A
N/A
The topography of our two lots would not allow development of each narrow lot.
If I owned a split able lot, I would do whatever made me the most money when I sold it. If that meant adding sweat equity til it exceeded the value of just the land itself I would do that. I in fact did that. If my house were more valuable as a teardown, I'd live in it until my personal economics made menchangw my mind.
yes
If I was in that situation I would do so only if I was selling the lot.
N/A
Yes, I did this 49 years ago in the first home I owned in GV
N/a
Not applicable
Yes if it was feasible within the zoning code.
n/a
I believe our house is platted as two lots, I would not consider making it into 2 lots. It is a beautiful lots with 4 large trees, the house fits nicely in the center of the lot with plenty of space between our home and our neighbors.
No
Yes

APPENDIX A

Social Media Engagement



SOCIAL MEDIA REACH AND ENGAGEMENT

Title

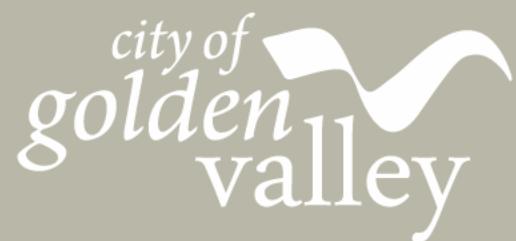
Reach = Number of people who saw the post

Engagement = Number of people who interacted with the post

Dec 30, 2019					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	958	56	8	0	0
Twitter	375	6	0	1	0
Jan 11, 2020					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	807	32	6	1	0
Twitter	359	3	0	0	0
Jan 14, 2020					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	692	17	4	1	0
Twitter	431	13	3	0	0
Jan 16, 2020					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	479	31	7	0	0
Jan 16, 2020					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	969	207	14	0	1
Twitter	478	12	1	0	0
Comments					
NAME	COMMENT				
Shepard Harris	Thank you to our residents who came out tonight, despite cold temps. Good suggestions and feedback from residents & our panel of experts.				
Jan 21, 2020					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	601	18	3	0	0
Twitter	280	5	1	0	0
Comments					
NAME	COMMENT				

APPENDIX B

Additional Information



From: [Romano, Tomas](#)
To: [Zimmerman, Jason](#)
Subject: FW: Email the City Manager's Department [#679]
Date: Friday, January 17, 2020 9:05:49 AM
Attachments: [image001.qif](#)
[image002.jpg](#)

Tomas Romano | Assistant to the City Manager's Office | City of Golden Valley
7800 Golden Valley Road | Golden Valley, MN 55427 | 763-593-3991 (Direct)
763-593-8109 (Fax) | 763-593-3968 (TTY) | tromano@goldenvalleymn.gov



From: City of Golden Valley
Sent: Tuesday, January 14, 2020 4:34 PM
To: Romano, Tomas
Subject: Email the City Manager's Department [#679]

Name *



Email *

Comments *

We live at 303 Sunnyridge Ln. There are 2 large houses on 40 ft lots built and being built behind our home on Meadow Lane N.

We have a post card that says to participate in a survey at surveylegend/s/1xba. When you access this site it says the site is for people living on 40 foot lots. I go on the Golden Valley website and look at the city council meetings and the zoning meeting is not listed.

I would like the mayor and the city council to come out to this location and look at the houses being built on these to 40 foot lots. They do not fit the neighborhood. The houses large footprint do not make sense if the city is worried about water run off and losing mature trees. It is too late for us to have input into what is being built on the lots behind us. But please reconsider developments of 80 foot lots that can be split into 40 foot lots.

We live on an 80 foot lot that can be split lot but would never do that to our neighbors. 40 foot lots are good but consider how big a building you are allowing to be built on 40 foot lots

. We put a sunroom on the back of our house in 2006 and had to have a document signed by our adjacent neighbors to approve our addition before we could build it and had to go before the city council to have it approved.

Does Golden Valley care about current residents or just developers?

From: [Cruikshank, Tim](#)
To: [Zimmerman, Jason](#)
Subject: FW: lot uncoupling
Date: Thursday, January 2, 2020 6:25:08 AM
Attachments: [Screen shot 2019-12-31 at 5.48.32 PM.png](#)
[image001.gif](#)

fyi

Timothy J. Cruikshank | City Manager | City of Golden Valley
7800 Golden Valley Road | Golden Valley, MN 55427 | 763-593-8003 | 763-593-8109 (Fax) | 763-593-3968 (TTY) | tcruikshank@goldenvalleymn.gov



From: Cruikshank, Tim
Sent: Wednesday, January 1, 2020 8:18 AM
To: Golden Valley Council Members ; Weiler, Cheryl ; Kueny, Robert ; Gates, Danielle
Subject: Fwd: lot uncoupling
FYI

Sent from my iPhone

Begin forwarded message:

From: "Harris, Shep" <SHarris@goldenvalleymn.gov>
Date: January 1, 2020 at 12:58:27 AM CST
To: "Cruikshank, Tim" <TCruikshank@goldenvalleymn.gov>
Subject: Fwd: lot uncoupling

FYI - See below re: survey trouble and opinion on uncoupling for lots. Can you share with new Council?

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] <>
Date: December 31, 2019 at 6:12:14 PM CST
To: "Harris, Shep" <SHarris@goldenvalleymn.gov>

Shep,

I tried to take the survey on regulating development of narrow lots in Golden Valley but got a notice that [surveylegend.com](#) uses an unsupported protocol (see screenshot below). I'd like to express my views.

My husband and I are in very much in favor of new houses being built in Golden Valley because we believe our neighborhood has benefitted from the revitalization that the new builds have brought. We urge the Council not to be pressured into stopping contractors from continuing this work in the neighborhood.

A number of years ago, some residents in the neighborhood forced out a contractor who was building wonderful homes on subdivided lots, two of which are the nicest homes on Westwood Drive S today. At an open house, he spoke with us about his decision not to continue building in Golden Valley because of the way he'd been treated—not by the Council but by residents in the neighborhood.

We want you to know that we trust the City Council to make informed judgments on whether or not subdivisions and uncoupling are appropriate. Thank you again for all you are doing for Golden Valley.

[REDACTED] and [REDACTED]

Screen shot 2019-12-31 at 5.48.32 PM.png



From: [REDACTED]
To: [Fonnest, Larry](#); [Zimmerman, Jason](#)
Subject: Fwd: narrow lot and other residential Bldg issues in GV and North Tyrol
Date: Monday, October 28, 2019 1:00:22 PM

I tried to send this to Larry and Jason but got the addresses wrong. Hope this goes through.
Thank you.

Sent from my iPhone

Begin forwarded message:

From:
Date: October 28, 2019 at 11:45:30 AM CDT
To: sharris@goldenvalleymn.gov, jclausen@goldenvalleymn.gov, sschmidgall@goldenvalleymn.gov, jzimmerman@goldenvalleymn.gov, mcampbell@goldenvalleymn.gov, lfonnnest@goldenvalleymn.gov, grosenquist@goldenvalleymn.gov
Cc:
Subject: narrow lot and other residential Bldg issues in GV and North Tyrol

Dear Mayor, Council, Planning Commission members and Planning Department:

(I do not have the individual planning commissioners e-mails, so Mr. Zimmerman or Mr. Campbell, please forward this to them, thank you.)

I am writing because I am very concerned about maintaining the character of the neighborhoods in Golden Valley. I have lived here for over 33 years, and raised my family and probably will never move. So I and my family have enjoyed the character of our neighborhood and community.

I guess the immediate issue are narrow lots and avoiding situations like that of Maggie, the homeowner who had a huge house built right next to hers, completely overshadowing hers, on Meadow Lane, of which you are all familiar. But I am concerned in general about proposed subdivisions, separating of joined lots, following the fairly recent changes to the building codes, etc.

In general, I think the problem is that developers who are interested in making the most possible money are being allowed too much leeway in the homes they build or remodel. This includes those that are planning on living in the remodeled homes for a short time, and then selling. There is nothing wrong with making money, but there is also nothing wrong with the residents of Golden Valley seeking to protect the character of their neighborhoods.

Regarding Maggie's situation, for instance, one of the developer-inclined attendees at the recent Planning Commission meeting expressed the view, in discussion after the meeting with others present, that Maggie should be allowed to build a second story herself to maintain her view, etc. So do not make rules to prevent her from doing so.

There you really have the problem in a nutshell. Are we going to allow developers to do whatever they want in our city or protect the people that actually live here? Should Maggie have to be forced to match the development next to her, which she may not want to do or afford, or have to move, or have her current home protected.

One thing I think important is to decide whose interests we are going to put first. I think first should be the residents of the city who are planning on staying in their current homes and raising their families, paying taxes, etc. This does not include recent homebuyers who plan on putting the biggest possible house on their land and then selling, making as big a profit as possible, and then moving on to the next project. Again, there is nothing wrong with that for them, but we do not have to let them ruin the character of our neighborhoods in doing so.

Also not primary should be residents who are selling and want to 'cash in' on their investment. Our neighborhoods are not investments for retirees or developers. Our neighborhoods are where we live and raise our families. Someone who has lived here their entire lives and raised their families and enjoyed the character of our neighborhoods should be able to sell their home and make a reasonable profit. Anyone who has lived here for some time will do so regardless of who they sell it to. But the city can protect those neighbors who are staying by not allowing those leaving to make the most possible profit at the expense of the character of our neighborhoods.

Last in consideration should be flippers and developers. They have a right to do this, and I am sure most do it in a reasonable way, but it should be within rules that protect the character of our neighborhoods and of those residents who are simply trying to enjoy their lives, not make money.

That same person at the recent meeting who wanted to protect Maggie's right to build her own McMansion, also stated that making rules to limit what flippers and developers can do is nefarious. Not sure if he realizes that means wicked or criminal.

Finally, I have noticed at city meetings, council, planning commission, managers' meetings, etc, there seems to be a tendency to discuss the citizens of Golden Valley as just another sector to consider. You know there are the citizens, the developers, the city employees, the elected or appointed councilpersons or commissioners, etc.

Maybe I have this wrong, but I am pretty sure that the city employees and all elected and appointed persons serve solely, and at the pleasure of, the citizens. They have been chosen by the citizens to regulate the city in an organized manner. So the primary duties should be to protect and represent the citizens of the city. The citizens' interests should be the primary interest of those we have elected, appointed or hired to run the city for us, right?

[REDACTED] [REDACTED] [REDACTED] [REDACTED] # [REDACTED]
Golden Valley, MN 55427

From: [REDACTED]
To: [Harris, Shep](#); [Clausen, Joanie](#); [Fonnest, Larry](#); [Schmidgall, Steve](#); [Rosenquist, Gillian](#); [Zimmerman, Jason](#); [Cruikshank, Tim](#); [Nevinski, Marc](#)
Subject: 306 and 310 Meadow Lane N
Date: Tuesday, October 15, 2019 6:03:11 PM

Hello

I've done a bit more research as a result of the proposed subdivision in our neighborhood and wanted to ask all of you if in anything more can be done to research these two properties. I'm not suggesting that anything illegal has been done, and in fact I assume they followed all laws, but I do wonder if talking to the two homeowners would be valuable to better understand this trend. I recall that at the last community meeting that I attended, it was suggested that at future meetings realtors and developers are also invited. I'm not sure if either of these parties would accept an invitation, but it would be interesting if they did.

310 Meadow Lane N is a home that was recently built and according to Hennepin County is owned by Kathryn and Timothy Deming. I walk by this property daily, and although it looks to be completed, I don't believe anyone lives here. It further seems that Tim is a RE/MAX agent and my bet would be that he simply bought this lot to build a home as an investment and is now waiting to homestead this property before selling it.

306 Meadow Lane N is an empty lot owned according to Hennepin County by Benjamin Kalahar. Ben also seems to be a realtor, and I assume is the person who originally bought the lot and subdivided it into two lots. From what I can tell, this lot has been sold but for now the buyer is not listed.

Again, I am not suggesting anything illegal has been done by either of these two parties. However, I do wonder if this is what we want to turn Golden Valley and North Tyrol into. A city and neighborhood where outside investors, who have zero plans of living in our community, can come in and do whatever they legally are able to do just to make money. If so, I am concerned this will have a considerable negative impact on Golden Valley and North Tyrol.

Thank you

[REDACTED]

Re: Development and Construction in North Tyrol Hills Neighborhood

City of Golden Valley Representatives:

My wife and I live at 436 Westwood Drive North, where we have lived since buying this home in 1999. My wife, however, also grew up at 101 Westwood Drive North, which her parents built and owned until they moved out about 15 years ago. Although she did move out of the neighborhood for a period, she came back because of her love for the neighborhood and the quality of life for our kids. We love our neighborhood, the ample yards and green space, our neighbors, the diversity in people and properties, and the quality of life we and our neighbors have.

In recent years, our neighborhood has seemingly experienced a high turnover in homeowners. That has brought many new families to the neighborhood, a lot of kids, and a lot of remodeling of homes. We are excited and supportive of all of this. What we are not supportive of, are those who do not live in the neighborhood; do not care about our community, but who are targeting homeowners for the sole purpose of profiting from the development and/or redevelopment of their homes and property. We would hope our elected city officials would care about this, care about us, care about our neighbors, and care about our neighborhood enough to do something about this.

As we walk our dogs in the neighborhood, this is what everyone now wants to talk about. We were encouraged to see so many attend a recent meeting at City Hall and anticipate that participation will continue and even increase. What we don't think you will hear from neighbors is that they are resistant to change or not open to different architecture from new homeowners. What we do think you will hear is that the neighborhood wants to retain the qualities that drew them to Golden Valley and this neighborhood, especially the lot sizes, mature trees and wildlife. We are also confident that there are a lot more people that would jump on the opportunity to move into this neighborhood and support the maintenance of these qualities.

As a concerned resident of the North Tyrol Hills neighborhood of Golden Valley, we are encouraged to see that the Council has made "Strategic Development and Redevelopment" one of its strategic priorities in 2019 (including, but not limited to, protecting neighborhood character, fixing housing code to address 40-foot lots, and altering current setbacks). We believe it is time for the Mayor and City Council to start putting in place some measures to discourage the rapid development of our neighborhood, particularly when it is happened at such an accelerating pace, and when it so fundamentally and irreversibly alters the landscape of our neighborhood.

We believe that these and other issues deserve your immediate attention in the coming year, and we encourage you to make these issues a priority in the coming months. We thank you for your consideration of these important issues.

[REDACTED]

From: [REDACTED] [REDACTED]
To: [Zimmerman, Jason](#)
Subject: GOLDEN VALLEY // North Tyrol Hills Neighborhood // JASON
Date: Tuesday, October 8, 2019 10:38:01 PM

Dear Jason,

Thank you for serving our Golden Valley community in the role as City Planning Manager. It was good to meet you last week. I feel confident knowing you share a vision for leading that includes deep listening and wise direction.

I have several items in this vein you must hear concerning the North Tyrol Hills Neighborhood:

HEIGHT + SIZE RESTRICTIONS //

If someone can build a 25-foot home DIRECTLY on a property line...how is that not a complete abuse of the term "house?" That is more distinguishable as a 25' fence. Please be mindful of the neighborhood and personhood impacts of homes built to max out height and width restrictions. No one (and I mean not one single person) likes or appreciates the abuse of the land at 312 Meadow Lane in our city. The "builder/vulture" is squatting and seemingly not invested in the community here and is staying only until they can sell it for a profit meanwhile our neighbor has lost her beloved Golden Valley neighborhood experience because of a 25-foot wall of a house/fence built directly to her property line for a profit-motivated build.

It's embarrassing to Golden Valley.

Please discover a creative way to protect neighborhood character from overdevelopment by restriction of height and size builds on narrow lots.

SUBDIVISIONS + UNCOUPLING //

Stop. This is silly. I moved to GOLDEN VALLEY (from South Minneapolis) and it is precisely because I was no longer interested in the way South Minneapolis operated their neighborhoods (with homes packed together with little regard for nature, noise pollution, wildlife, quality of life and, well, life in general). From what I understand of my neighbor across the street the uncreative plan perpetuated by someone NOT from Golden Valley with NO interest in keeping our neighborhood, community and Golden Valley people or wildlife safe and healthy, the proposed lot subdivision at 421 Burntside & 448 Westwood is in direct conflict with how you promised to lead residents.

This is madness.

Please place thoughtful restrictions on subdivisions + uncouplings + any future word games meant to shroud what is really being delivered to the land and people in Golden Valley: violence. Violence to the land and the people on it is creeping into the loose codes in our city. One definition of violence is what is being perpetuated already: damage through distortion or unwarranted alteration. **Please do not run on a violence platform...we already have enough of that...it's uncreative.**

WHAT I LOVE ABOUT GOLDEN VALLEY //

I could also title this section: WHAT IS AT THREAT IN GOLDEN VALLEY. Because the

slope has already been prepared by those who came before you and it is getting very slippery as each day passes. If developers are allowed to come to Golden Valley and open up their virtual trench coat to sell us rotten junk in the form of aesthetically tone deaf houses that kill plants, trees, ecosystems and community, imagine the power of goodness that could come from soulful leaders like yourself who can open up their hearts to us in order to create a more beautiful future!

That said...here is what I love about beautiful Golden Valley:

1. **I love the space**...my neighbors are not on top of me, I'm not on top of them. One of the reasons we moved here was looking ahead to our daughter's high school graduation party. Truly. Now we have the yard that can bring all these wonderful people to wonderful Golden Valley.
2. **I love the architecture**...we love modern architecture. Some people say "Mid-Century Modern" but that is redundant because modern architecture means that implicitly. ANYway, we chose our 50s home in order to maintain the beauty of its simplicity and architecture (not to knock it down and rework it in some cheap approach to a dwelling to make a quick buck).
3. **I love the trees**...my goodness the trees! I learned more than 20 trees were CUT DOWN to make way for some of these obnoxious, heartless new builds in the name of convenience. It's embarrassing and wrong. Come on. Everyone knows we need trees.
4. **I love the fox**...he roams around my neighborhood and let's me see him on occasion for which I am so grateful. He is joined by buck, turkeys, fawns, does, snapping turtles, geese, hawks, kites, opossum, raccoon, pileated woodpecker, hummingbirds, coyote, butterflies and the myriad songbirds, birds of prey and yard animals hopping around. They were here first.
5. **I love the traffic**...or lack thereof. My son is a scooter maniac. He's 7. He kicks around the neighborhood on his scooter any chance he gets. With MORE houses (and by the looks of the lax hold Golden Valley has on development that could mean 3 houses per LOT!?) that means more traffic, more cars in the streets and more opportunities for my son to be hit or killed while he's scooting around the neighborhood. It's just ludicrous. Stop.
6. **I love my neighbors**...they care and they connect. North Tyrol Hills is not so sprawling that we're disconnected yet not so close together that we're apathetic.

Please keep the neighbors, the city that voted you in, here. Please keep my son and the other neighborhood children alive. Please let the wildlife live. Please keep our air and nature clean by preserving and planting more trees. Please appreciate the architecture. Please let the land breathe.

Make these issues a priority.

With respect,



From: [REDACTED] [REDACTED]
To: [Harris, Shep](#); [Clausen, Joanie](#); [lfonnest@goldenvalleymn.gov](#); [Schmidgall, Steve](#); [Rosenquist, Gillian](#); [Zimmerman, Jason](#)
Subject: narrow lots
Date: Monday, October 7, 2019 7:28:02 PM

Dear Mr. Mayor, members of the Golden Valley City Council and City Manager Cruikshank:

re: narrow lots:

If I'd wanted to live in Mpls or Richfield 27 years ago when we bought in Golden Valley, we would have bought there. Please protect the integrity of this unique city by turning down narrow lots.

As for set backs, my neighbors and I fought more than ten years ago for more stringent rules and won that battle when the issue was McMansions. I would hate see those efforts crushed by new rules that would put many homes in the shadows.

[REDACTED]

From: [Cruikshank, Tim](#)
To: [Zimmerman, Jason](#)
Subject: Fwd: Endless subdivisions
Date: Monday, September 30, 2019 5:56:28 PM

Sent from my iPhone

Begin forwarded message:

From: "Fonnest, Larry"
Date: September 30, 2019 at 3:58:46 PM CDT
To: "Cruikshank, Tim"
Subject: Fw: Endless subdivisions

FYI:

The latest blast!

Please share with appropriate staff.

Larry Fonnest

From: [REDACTED] [REDACTED]
Sent: Monday, September 30, 2019 3:39 PM
To: Fonnest, Larry
Subject: Endless subdivisions

I wish our city Council had already put clear protections in place to protect our beautiful and unique City of Golden Valley to maintain and increase property values here. Apparently, a huge loophole was overlooked. Do we need a city wide referendum to insure that the voice of the taxpayers is finally respected? At a minimum a moratorium on further subdivisions and "lot uncouplings" is in order. This issue has arisen time and time again. Clearly, the developers are using smarter lawyers than our Golden Valley government has been utilizing.

Golden Valley voters deserve to be reassured that proper setbacks are observed with no shenanigans regarding exceptions whose only purpose is to allow developers to make additional profits.

Golden Valley voters deserve to be assured that our precious tree canopy is not wantonly destroyed so that an extra

home can be crammed in.

Golden Valley voters deserve to be assured that our city government is making an attempt to maintain and rehabilitate its charming older housing stock instead of replacing it with identical cookie cutter homes full of fake pillars and multiple roof lines.

Golden Valley voters deserve be reassured that the development of any new homes will be respectful of their voting neighbor's property regarding height and size.

The intelligent Edina Government has taken steps to legally control un controlled development. I would like to think that our city would have the will do the same.

This issue has touched a nerve for a lot of voters. I am only one of many who will be observing the actions or inactions of our Golden Valley officials at this crucial time. This election year would be a good time for you to take action instead of engaging in meaningless rhetoric.

Golden Valley has been a wonderful refuge for wildlife (and even wilder children) to inhabit. What will your grandchildren say to you for your part in the careless squandering of their birthright? Isn't it time time to make a stand for their future?

With hope,



Golden Valley MN

Re: Development and Construction in North Tyrol Hills Neighborhood

9/30/2019

Dear Council Member:

As a concerned resident of the North Tyrol Hills neighborhood of Golden Valley (since 1969), I am encouraged to see that the Council has made “Strategic Development and Redevelopment” one of its strategic priorities in 2019 (including, but not limited to, protecting neighborhood character, fixing housing code to address 40-foot lots, and altering current setbacks). I believe it is time for the Mayor and City Council to start putting in place some measures to **discourage the rapid development of our neighborhood**, particularly when it is happened at such an accelerating pace, and when it so fundamentally and irreversibly alters the landscape of our neighborhood.

A recent survey of Golden Valley residents identified the following priorities, which we encourage you to consider before the end of 2019:

Density of homes in the neighborhood—The Council needs to block both 1) subdivision of existing lots into two or more, as well as 2) “uncoupling” of 2 or more lots that had been previously combined to house one property. An analysis regarding possible re-platting of dual properties has been discussed, and needs to be completed as soon as possible.

Setbacks and spaces between houses that respect the rights of the surrounding homes— Setbacks need to be increased for homes constructed on 40-foot lots to discourage developers from “overbuilding” on small lots in the area. Issues such as distance between homes, privacy, sunlight, energy, landscaping, water runoff, etc. should all be considered.

Size or massing of homes on lots—Restrictions need to be placed on both the size and height of homes in relation to lot size. We believe you need to create more stringent size and height restrictions on homes built on 40-foot lots in particular to protect the rights of neighboring residents.

Standards on new housing to maintain the character of neighborhood—The City Council needs to do more to preserve native habitat and prevent elimination of old trees. Tree inventory ordinances need to discourage developers from eliminating existing trees in order to make room for new construction, particularly after division of lots.

Teardown vs. Renovation—The City Council needs to create incentives for buyers to renovate, as well as disincentives or obstacles to prevent teardowns. The City Council should also explore ways to influence design considerations that respect the nature of the community.

We believe that these and other issues (**Rail Road noise**) deserve your immediate attention in the coming year, and we encourage you to make these issues a priority in the coming months. We thank you for your consideration of these important issues.



From: [Cruikshank, Tim](#)
To: [Zimmerman, Jason](#)
Subject: FW: Recent developments (pun intended) in Tyrol Hills area
Date: Monday, September 30, 2019 7:19:40 AM
Attachments: [image001.gif](#)

Timothy J. Cruikshank | City Manager | City of Golden Valley
7800 Golden Valley Road | Golden Valley, MN 55427 | 763-593-8003 | 763-593-8109 (Fax) | 763-593-3968 (TTY) | tcruijkshank@goldenvalleymn.gov



From: Schmidgall, Steve
Sent: Sunday, September 29, 2019 8:14 AM
To: Cruikshank, Tim
Subject: Fwd: Recent developments (pun intended) in Tyrol Hills area
FYI

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] <[REDACTED]@[REDACTED]>
Date: September 28, 2019 at 7:11:33 PM CDT
To: sharris@goldenvalleymn.gov, jclausen@goldenvalleymn.gov, lfonnest@goldenvalleymn.gov, sschmidgall@goldenvalleymn.gov, grosenquist@goldenvalleymn.gov
Subject: Recent developments (pun intended) in Tyrol Hills area

Dear Council Members:

As a concerned resident of the North Tyrol Hills neighborhood of Golden Valley, I am encouraged to see that the Council has made “Strategic Development and Redevelopment” one of its strategic priorities in 2019 (including, but not limited to, protecting neighborhood character, fixing housing code to address 40-foot lots, and altering current setbacks). I believe it is time for the Mayor and City Council to start putting in place some measures to discourage the rapid development of our neighborhood, particularly when it is happened at such an accelerating pace, and when it so fundamentally and irreversibly alters the landscape of our neighborhood.

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Standards on new housing to maintain the character of neighborhood—The City Council needs to do more to preserve native habitat and prevent elimination of old trees. Tree inventory ordinances need to discourage developers from eliminating existing trees in order to make room for new construction, particularly after division of lots.

Teardown vs. Renovation—The City Council needs to create incentives for buyers to renovate, as well as disincentives or obstacles to prevent teardowns. The City Council should also explore ways to influence design considerations that respect the nature of the community.

We believe that these and other issues deserve your immediate attention in the coming year, and we encourage you to make these issues a priority in the coming months. We thank you for your consideration of these important issues.

Sincerely,

[REDACTED]
Golden Valley, MN 55422

From: [Cruikshank, Tim](#)
To: [Zimmerman, Jason](#)
Subject: FW: Coupling of lots
Date: Monday, September 30, 2019 7:19:27 AM
Attachments: [image001.gif](#)

Timothy J. Cruikshank | City Manager | City of Golden Valley
7800 Golden Valley Road | Golden Valley, MN 55427 | 763-593-8003 | 763-593-8109 (Fax) | 763-593-3968 (TTY) | tcruikshank@goldenvalleymn.gov



From: Schmidgall, Steve
Sent: Sunday, September 29, 2019 1:20 PM
To: Cruikshank, Tim
Subject: Fwd: Coupling of lots
FYI

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] ◊
Date: September 29, 2019 at 12:13:42 PM CDT
To: ["sschmidgall@goldenvalleymn.gov"](mailto:sschmidgall@goldenvalleymn.gov) <sschmidgall@goldenvalleymn.gov>
Subject: Coupling of lots

Hi Steve,

I am distressed and very unhappy about these potential changes to our neighborhood. Either squeezing in another house or even worse, townhouses is unacceptable. I feel that this would alter mid century feel of our neighborhood for the short term gain of a developer who will do this development and then be gone. We will have to live with the results of this.

I feel that it is the Mayor and City Council that should be protecting us against short term developers.

I feel that all I have is my vote. I feel that I can not vote for anyone that is in a position to stop these short term actions. I know that many of my neighbors feel as I do.

I hope that you will stop this now.

Thanks,

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Golden Valley, MN 55422

From: [Cruikshank, Tim](#)
To: [Zimmerman, Jason](#)
Subject: FW: Tyrol Hills Lot division activities
Date: Monday, September 30, 2019 7:19:18 AM
Attachments: [image001.gif](#)

Timothy J. Cruikshank | City Manager | City of Golden Valley
7800 Golden Valley Road | Golden Valley, MN 55427 | 763-593-8003 | 763-593-8109 (Fax) | 763-593-3968 (TTY) | tcruikshank@goldenvalleymn.gov



From: Schmidgall, Steve
Sent: Sunday, September 29, 2019 1:21 PM
To: Cruikshank, Tim
Subject: Fwd: Tyrol Hills Lot division activities
FYI

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] <>
Date: September 29, 2019 at 1:18:56 PM CDT
To: sschmidgall@goldenvalleymn.gov
Subject: Tyrol Hills Lot division activities

As a resident of North Tyrol my family reaches out to the city council for help in protecting our North Tyrol Neighborhood.

I have received a letter that 421 Burntside and 448 Westwood are to be combined and form 3 lots. This directly impact us as we are across the corner from this. I have spoken to a majority of the homeowners that are directly adjacent this property and none of them are okay with this happening. This Lot re-division is extremely concerning and part of a larger picture in the neighborhood.

I suspect this is the tipping point and many residents will be coming out of the woodwork now and approaching City Council. In the past 7-10 days residents have learned of 3 different lot changes. This rash of development is becoming an issue City council is going to have to confront. Many residents are getting alarmed what is happening and you may have already heard from them.

I ask for a Moratorium be placed immediately on all lot activity that impacts the Character of the neighborhood before any more approvals are granted. This issue needs further study and a clear plan developed and integrated into the zoning code. I personally have spoken to many residents they all share a common concern and are growing increasingly frustrated with both the lack of protection from uncoordinated development in our neighborhood nor have any tools to control development that destroys the character of the neighborhood

Now is the opportunity to preserve the Tyrol Hills neighborhood it before it is too late. Once it is gone it cannot be re-established

Tyrol hills has unique character that is difficult to find, large lots, unique a unique diversity of architecture. Many residents are very proud of this. It is also noted by

architectural groups as a rare pocked of very good example Mid-Century architecture. In the few years my family has been here we have become more concerned and alarmed of the type of changes to the lots and the accelerating rate of uncontrolled development. Tyrol hills is not a blighted neighborhood, it does not need a developer free for all cash grab. It needs to be preserved and respected for what it is.

The majority of homes have wide yards and deep setbacks most likely excess of what the zoning code currently requires. Historically many lots were combined to create large yards. Over the course of the century the prevalent character established itself as a neighborhood is large lots with large setbacks. This has become expected in this neighborhood. 2 lots or 1 lot it did not matter. Back at the turn of the century when the neighborhood was plotted it was common for owners to purchase two lots that were combined to build one house. There are a few pockets that have smaller lots with one house, however these lots for the most part have smaller houses as well and appropriate massing.

In addition to the re-division of 2 lots into 3 that directly impacts my home value. I see two other patterns that have been happening in the Tryol neighborhood.

1. Uncoupling of lots to form 2 lots where there was 1 house since its inception and planning to build 2 narrow tall house to fit on the lot. . There was a brief moratorium back in 2014-2015 but it seems developers now found a loophole they can manipulate. We are aware city council is meeting on Oct 10th to discuss this. An example of recent activity is 312 Meadow lane. There is now a tall vertical narrow house placed amongst smaller single family house, with an empty dirt lot waiting for the next tall one. Most residents regard it as an eyesore. Developers have discovered this loophole and are uncoupling these lots and building houses that do not utilize the sites the same way as the rest of the neighborhood. This pattern is beginning to erode the underlining character of the North Tryol neighborhood. Further erosions occur once a lot is uncombined or split developers begin to manipulate variance requests to demonstrate “well the lot is so small now I don’t have any other options” is a common excuse. I am an Architect with 25 years of experience, I am very familiar all the tools developers use to get their way. I can also share my experiences how I have seen cities utilize successful zoning and planning policies to preserve neighborhoods.

2. The second pattern that is becoming apparent is bad site utilization for various reasons such as: Combining of lots, cutting down trees, poor placement of a house on site, and poor massing of new construction. As an example. You can look at the intersection of Beverly and Ardmore In the past few years 3 houses where construction in this area. I’m not calling these houses out as terrible houses I’m using it as an example of what happens when you start to see multiple departures from the typical use of lots in the neighborhood. The 3 new houses are utilizing the sites differently than the existing neighborhood. The massing of the houses also add to erosion of the prevalent characteristics of the immediate neighborhood. As the pattern continues the characteristics

that make the neighborhood special dissipates and it becomes harder to see what is lost. This issue is not to be confused with telling people what their own individual Aesthetics of their house may be. Part of what makes Tyrol hills special is the uniqueness of each and every house.

Developers do not care about the neighborhood they just want the money. The current trend of splitting lots for more density or combining lots to build an out of context house is not meshing well with the existing neighborhood. Tyrol hills is desirable for a reason, once they developers have their way and finish, they move on and Tyroll Hills has lost its charm and desirability and property values will be affect.

The City Council should immediately place a moratorium on lot subdivision and any construction that has the potential to change the scale, density and character of the Tyrol neighborhood. Time should be allocated for this issue to be properly studied. A reasonable and mutually beneficial master plan should be integrated into the City's zoning code. I've seen this done successfully in many other cities. I am an Architect with 25 years of experience much of with was Real Estate Entitlement. What I see happening in my neighborhood and the lack of protections for its residents is very alarming to me. The city council needs to arm the Planning dept with tools and mechanisms to protect the neighborhood of north Tyrol, that's an entire discussion that needs to happen once a moratorium is placed to pause the accelerating erosion of our neighborhood. I am more than glad to share my experiences and ideas what may work for our neighborhood in future discussions. There are many options that can appease all stakeholders.

Just in the past 7-10 days the neighborhood has learned of 3 different lot use activities that will significantly alter the character of the neighborhood:

Thank you for taking the time to read my letter. I would really like to hear back from you with your thoughts on how city council can take steps to protect the residents or North Tyrol.



From: [Cruikshank, Tim](#)
To: [Zimmerman, Jason](#)
Subject: Fwd:
Date: Saturday, September 28, 2019 2:40:53 PM

FYI

Begin forwarded message:

From: "Schmidgall, Steve"
Date: September 28, 2019 at 1:15:44 PM CDT
To: "Cruikshank, Tim"
Subject: Fwd:

FYI

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] <>
Date: September 27, 2019 at 5:48:17 PM CDT
To: sschmidgall@goldenvalleymn.gov

Steve,

We are in very much in favor of new houses being built in North Tyrol Hill. We have been seeing a growing trend of poorly maintained houses that come up for sale at low prices—a trend that can bring down property values. We are also seeing some of these poorly maintained houses becoming even more poorly maintained rentals, which is also not healthy for our area.

We believe that North Tyrol has benefitted from the revitalization that new builds have brought. We trust the City Council to make informed judgments on whether or not subdivisions and uncoupling are appropriate.



From: [REDACTED]
To: [Zimmerman, Jason](#); [Stephen Glomb](#)
Cc: [Nevinski, Marc](#); [Rebekah Anderson](#) and [Rich Baker](#); [Blum, Ron](#)
Re: Timeline for Narrow Lot Discussion with Planning Commission
Date: Tuesday, November 5, 2019 7:30:20 PM

Jason,

Thanks for taking the time to reply to my questions...I appreciate it. Since you included the Planning Commission on your last response, I have cc:d them here as well.

Re: your second point, I believe that it's difficult to have an unbiased and balanced discussion of these important issues when the real estate agent(s) you have selected have a financial interest in increasing the sale prices of homes in our area (in order to increase their commissions). I can almost promise you they're going to argue in favor of larger homes, and limiting restrictions on height, square footage, etc. It's like asking a panel of tire salesmen if they think we should all put snow tires on our cars for the winter, or asking a panel of bicycle shop owners if they think we should have more bike lanes. It just seems like a very obvious conflict of interest that could be avoided by selecting real estate agents who are familiar with Golden Valley, yet are not actively selling in our neighborhood. Andy, not to call you out, but you admitted to me just last week that these sorts of panels can easily sway or influence the decision in whatever direction you want it to go (in your example, you referenced the issue of bike lanes). Does no one on the Commission feel that this presents a conflict of interest?

Re: your first point, I do hope that there will be more than one agent present in order to have a more well-rounded discussion, so hopefully the others who you've invited will be able to make it. In any event, our task force will be inviting several members of the real estate community to be present in order to listen to the discussion and capture any biased or false information that may be shared by your panelist(s). We will then follow up with the Commission after next Monday's meeting with any additional information we think might be important to add to the discussion. I hope this is okay...as this is not a public input meeting, we would like some opportunity to participate in this important stage in the process if there is missing information we can provide.

Finally, re: your last point, I am not confident that we will be able to pull together any summary data for the Commission on such short notice, as we are all doing this in our limited spare time. We will do our best to send something to the Commission prior to Monday's meeting, but I'm not too optimistic. However, I'm surprised that your analysis doesn't already include some actual sales data and objective information, rather than just the opinions of a few real estate agents. All of those data are readily available, and it seems like that would encourage a more thorough and unbiased discussion of these issues.

[REDACTED]

On Mon, Nov 4, 2019 at 8:24 AM Zimmerman, Jason <JZimmerman@goldenvalleymn.gov> wrote:

A few quick responses – I am also copying the entire Planning Commission in my response as a BCC as you only included two Commissioners in your initial email.

1. I have at least one realtor coming to the meeting on November 12. I have another who is likely to attend, but is prepared to submit written responses to advanced questions if a possible conflict arises that is in the wings. I have a third realtor who will be out of town but will submit written responses to advanced questions.
2. Our goal at this meeting is to increase our understanding of the housing market in the western Twin Cities, but specifically Golden Valley and perhaps even the North Tyrol neighborhood. Our thinking is that realtors who work in this geographic area will have the most insight and perspective. For that reason I have encouraged participation by these realtors, contrary to your suggestion that they be excluded.
3. Finally, if you have additional information from other sources you are welcome to summarize it and/or provide it to the Planning Commission. If the information is specific to the real estate market, I suggest your source submit it to staff this week so that it can be shared with the Commissioners in advance. Otherwise, it could be shared during the meeting targeted for resident comments in December (the format of the meeting is still being discussed).

Jason

From: [REDACTED] <>
Sent: Friday, November 1, 2019 5:16 PM
To: Zimmerman, Jason <JZimmerman@goldenvalleymn.gov>
Cc: Blum, Ron <>; [REDACTED]
<>
Subject: Timeline for Narrow Lot Discussion with Planning Commission

Jason,

I've attended the last two Planning Commission meetings, and was hoping to get some clarification on a few questions that have come up. My apologies you are not the best person equipped to answer these questions.

In your initial proposed timeline for the narrow lots analysis/discussion, you mentioned a "panel" of realtors would be consulted as part of this project; however, this past Monday you mentioned that "a realtor" would be present at the next meeting to answer questions. Can you clarify whether it will be one realtor, or rather, a panel of realtors?

In addition, how will the realtor/realtors be selected for participation? Eliminating bias in the analysis/discussion will be important, so I'm hoping you could share a bit more about how they will be selected. As you know, there are a few realtors who do a significant amount of business in our neighborhood, and should probably be excluded for that reason.

Last, we have a real estate professional on our neighborhood task force who has compiled some compelling historical sales data for Golden Valley that might be useful to consider

alongside the discussion later this month. She has analyzed different price brackets of homes on metrics such as days on market, inventory, # of sales, % of asking price, etc. Is there any opportunity to share this information with the Planning Commission at some point?

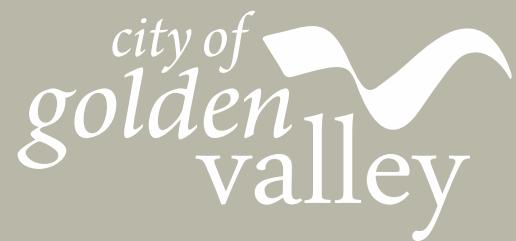
Thanks for considering these questions...I look forward to hearing from you. Have a great weekend!

[REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

APPENDIX C

Information Session Feedback





NARROW LOTS

Info Session Feedback

Name	Address	Comment
John Gannon	1532 Boone Ave N Golden Valley, MN 55427 United States	If you approve a single car garage it might be worth considering that the driveway be built double wide rather than rely on a single lane that would most likely be widened at a later date. Very few households have only one car and I have seen paved parking spots down by the street in front of a house. Not a pretty site.
Russel Snyder	4124 Poplar Drive Minneapolis, Minnesota 55422 United States	I do like not requiring a double garage but do not like limiting the front garage to 65% of the facade width. That should be the owners choice. The proposal is really saying you CANNOT have a two car garage. It should be a choice, not mandated either way. You are replacing one bad rule with another bad rule. The reasoning stated was simply aesthetics. That is completely subjective and not like some of the other issues being addressed which can be shown objectively to adversely impact neighbors(shading, drainage, fire protection etc). There are good examples of homes on 40 foot lots in my neighborhood with both single and double car garage fronts.
Bruce Stillman	7350 Half Moon Dr Golden Valley, Mn 55427 United States	Dear Commission, I have witnessed allowing lots to be split in my nearby neighborhood. Where one home is replaced with two I am Not For Such. Golden Valley mustn't become a Mpls copycat Skinny and long homes aren't nearly as beautiful across the landscape. Take a look at what Harold avenue looks like when one of these projects goes thru. Now just imagine it all those lots became such. Ick Ick Ick. Please reconsider Once we destroy the neighborhood, we can't get it back Respectfully submitted Bruce Stillman

Name	Address	Comment
Pamela Lott	220 Sunnyridge Lane Golden Valley, MN 55422 United States	<p>It appears that the Golden Valley city council is determined to ignore the clear wishes of the residents of Golden Valley again despite several forums, questionnaires, and public discussions on this topic.</p> <p>The only people who support changing lot size limitations are the builders and developers eager to make quick profit from out charming neighborhoods. PLEASE read the inputs and objections which have been raised time and again by your constituents.. PLEASE follow the example set by Edina to control inappropriate out of control development by passing sensible lot size and setback rules. In doing so they have preserved the charm and valuation of the homes in Edina. Access to light and air and to the shelter of mature trees have a very real effect on the continuing appreciation of our neighborhoods. Please do not sacrifice the long term goals for a short term benefit!</p>
Martina Sailer	307 Sunnyridge Lane Golden Valley, Mn 55422 United States	<p>Golden Valley</p> <p>The proposed regulation is not enough. We now live in the shadows of 2 enormous homes both squeezed into 40 foot lots. Probably the most outrageous issue is their height - from the back, they are approx. 40 feet high and tower over all other homes in the area. Our grass is no longer green and my husband and 5 year old gave up their annual tomato plant tradition because of lack of sun. Not just the width and lack of setbacks but the height (from all sides!) should be considered with narrow lots.</p>
Claire De-Berg	433 Westwood Dr N Golden Valley, MN 55422 United States	<p>Dear Golden Valley,</p> <p>I have several items in this vein you must hear concerning the North Tyrol Hills Neighborhood:</p> <p>HEIGHT + SIZE RESTRICTIONS //</p> <p>If someone can build a 25-foot home DIRECTLY on a property line...how is that not a complete abuse of the term "house?" That is more distinguishable as a 25' fence. Please be mindful of the neighborhood and personhood impacts of homes built to max out height and width restrictions. No one (and I mean not one single person) likes or appreciates the abuse of the land at 312 Meadow Lane in our city. The "builder/vulture" is squatting and seemingly not invested in the community here and is staying only until they can sell it for a profit meanwhile our neighbor has lost her beloved Golden Valley neighborhood experience because of a 25-foot wall of a house/fence built directly to her property line for a profit-motivated build.</p> <p>It's embarrassing to Golden Valley.</p> <p>Please discover a creative way to protect neighborhood character from overdevelopment by restriction of height and size builds on narrow lots.</p> <p>Continued on next page...</p>

Name	Address	Comment
		<p>SUBDIVISIONS + UNCOUPLING //</p> <p>Stop. This is silly. I moved to GOLDEN VALLEY (from South Minneapolis) and it is precisely because I was no longer interested in the way South Minneapolis operated their neighborhoods (with homes packed together with little regard for nature, noise pollution, wildlife, quality of life and, well, life in general). From what I understand of my neighbor across the street the uncreative plan perpetuated by someone NOT from Golden Valley with NO interest in keeping our neighborhood, community and Golden Valley people or wildlife safe and healthy, the proposed lot subdivision that was proposed at 421 Burntside & 448 Westwood is in direct conflict with how you promised to lead residents.</p> <p>This is madness.</p> <p>Please place thoughtful restrictions on subdivisions + uncouplings + any future word games meant to shroud what is really being delivered to the land and people in Golden Valley: violence. Violence to the land and the people on it is creeping into the loose codes in our city. One definition of violence is what is being perpetuated already: damage through distortion or unwarranted alteration. Please do not allow people to run fr Golden Valley offices on a violence platform...we already have enough of that...it's uncreative.</p> <p>WHAT I LOVE ABOUT GOLDEN VALLEY //</p> <p>I could also title this section: WHAT IS AT THREAT IN GOLDEN VALLEY. Because the slope has already been prepared by those who came before you and it is getting very slippery as each day passes. If developers are allowed to come to Golden Valley and open up their virtual trench coat to sell us rotten junk in the form of aesthetically tone deaf houses that kill plants, trees, ecosystems and community, imagine the power of goodness that could come from soulful leaders who can open up their hearts to us in order to create a more beautiful future!</p> <p>That said...here is what I love about beautiful Golden Valley:</p> <p>I love the space...my neighbors are not on top of me, I'm not on top of them. One of the reasons we moved here was looking ahead to our daughter's high school graduation party. Truly. Now we have the yard that can bring all these wonderful people to wonderful Golden Valley.</p> <p>I love the architecture...we love modern architecture. Some people say "Mid-Century Modern" but that is redundant because modern architecture means that implicitly. ANYway, we chose our 50s home in order to maintain the beauty of its simplicity and architecture (not to knock it down and rework it in some cheap approach to a dwelling to make a quick buck).</p> <p>Continued on next page...</p>

Name	Address	Comment
		<p>I love the trees...my goodness the trees! I learned more than 20 trees were CUT DOWN to make way for some of these obnoxious, heartless new builds in the name of convenience. It's embarrassing and wrong. Come on. Everyone knows we need trees.</p> <p>I love the fox...he roams around my neighborhood and let's me see him on occasion for which I am so grateful. He is joined by buck, turkeys, fawns, does, snapping turtles, geese, hawks, kites, opossum, raccoon, pileated woodpecker, hummingbirds, coyote, butterflies and the myriad songbirds, birds of prey and yard animals hopping around. They were here first.</p> <p>I love the traffic...or lack thereof. My son is a scooter maniac. He's 8. He kicks around the neighborhood on his scooter any chance he gets. With MORE houses (and by the looks of the lax hold Golden Valley has on development that could mean 3 houses per LOT!?) that means more traffic, more cars in the streets and more opportunities for my son to be hit or killed while he's scooting around the neighborhood. It's just ludicrous. Stop.</p> <p>I love my neighbors...they care and they connect. North Tyrol Hills is not so sprawling that we're disconnected yet not so close together that we're apathetic.</p> <p>Please keep the neighbors, the city that voted you in, here. Please keep my son and the other neighborhood children alive. Please let the wildlife live. Please keep our air and nature clean by preserving and planting more trees. Please appreciate the architecture. Please let the land breathe.</p> <p>Make these issues a priority.</p> <p>With respect, Claire DeBerg</p>

Name	Address	Comment
Susan Eder	1635 KELLY DR Golden Valley, Minnesota 55427 United States	<p>I am in favor of allowing construction of new homes on narrow lots, and I am in favor of allowing for lots of 40 - 79 feet to be platted from existing lots. I believe this will serve the purpose of providing affordable housing, allow aging residents to downsize within the community, and provide diversity in the housing stock and overall population of Golden Valley. This is in direct alignment with the City of Golden Valley's stated equity plan, which was adopted in January 2018. https://www.goldenvalleymn.gov/about/pdf/Equity-Plan-Updated-7-16-18.pdf</p> <p>In addition, this would increase the tax base for the City, which would in turn benefit all residents. This would also increase the stock of modern housing in our City, which will be needed as people move out of Minneapolis and look for a first-ring suburb to live. Our aging population is increasing - over 40% of our residents are over age 55 - and they will need to downsize to stay in this community. In addition, diversifying the housing stock will also allow for inclusion within our suburb by creating housing that is affordable to a larger demographic, which will in turn promote diversity among our neighbors and within the City staff.</p> <p>This zoning change - allowing for lots less than 80 feet wide - would affect me personally. I am interested in dividing my current 164 x 146 lot into a 99 x 146 foot lot and a 65 x 146 foot lot, so that I am able to sell my current 4 Bed 2 Bath home and build a smaller 2 Bed 2 Bath home on the smaller lot, which would afford me the opportunity to age in place. I grew up in Golden Valley, and want to stay here. I imagine there are other property owners like me who would like this opportunity, and I believe that our aging population would benefit from being able to age in place.</p> <p>We are a first-ring suburb of a major metropolitan city, and I believe that we have the opportunity to improve diversity and modernize the housing stock in our City through the promotion of small lots.</p>
Whitney Clark	4224 Glencrest Road Golden Valley, MN 55416 United States	“Reducing side setbacks further starts to impact floor plans”. This is what the City Planning Manager said for why they did not increase side yard setback by more than one foot. What an atrocious reason- the city does not work for developers so that they can have their desired floor plans, the city works for the current, tax-paying residents. Many residents have spoken that they want lots to be kept larger- please keep it that way; or else come up with a better reason that doesn’t make the City Planning office sound bought and paid for by developers.

Name	Address	Comment
Katrina Busick	832 Utah Ave S Golden Valley, Hennepin 55426 United States	When we requested a variance for our property last year we were asked how we would ensure that the aesthetic of the neighborhood wouldn't be changed by our project. Has this question been asked? An integral part of Golden Valley single family homes is that there is a substantial amount of green space. Has there been any impact study on how this loss of green space will affect wildlife/insects? How about the added use of public systems like roads and sewers? It goes far beyond aesthetic changes when you look into it, and for us to have to prove due diligence for a second garage stall is understandable, for the city (and developers) to not answer that question, as well as many others is not.
Harry Pulver	105 Meadow Lane N orth Golden Valley, MN 55422 United States	Please do not make any further changes to lot sizes and setbacks in Golden Valley. If anything, make the lot sizes and set backs larger. Please support your residents wishes.
Patricia Lucas	Address is 225 Dakota Ave S, golden valley, MN 55416	we are writing here because we see no other option for submitting public testimony that is regarding changing lot size regulations. We wish to voice our strong objection to a zoning change of lot size. Lot size is what keeps our neighborhood in its pastoral manner. Decreasing lot size does not contribute enough to density issues. Instead it allows developers to maximize dollars at the expense of homeowners quality of life. Let's work to increase a tax base and provide housing for more people with other more, appropriate measures; as urban planners can study to solve this issue. Giant houses right next to each other are ugly and negatively create a picture of excess and a lack of respect for nature. Patricia and John Lucas
John Broadhurst	1560 Sumter Ave N Golden Valley 55427-4048	Looking at the narrow lot problem, I would like to suggest a requirement similar to the English "ancient lights" rule. That says that a new building must not subtend an angle of more than 45 degrees from the sill of the the window of lowest occupied room off an existing building. (garages, store rooms therefore not included). This avoids a narrow but tall building badly blocking light from an existing building. but avoids having to specify an absolute height. for new construcyion
Daniel Sheran	3339 Lee Ave N Golden Valley, MN 55422 United States	When the 80 feet wide limitation was enacted, the City of Golden Valley either knew or should have known of its impact on future development. The underlying rationale for opposing development on small lots is even more valid today. Those reasons include environmental impact; quality of life issues; traffic congestion; economic strain on existing water, gas and sewage systems; noise pollution; interference with existing homeowners views and sunlight exposure (among many other reasons). Inviting a law that allows development on small lots could also invite costly litigation from angry residents. The City has a duty to promote and protect the general health and welfare of its residents. Allowing development on small lots is a breach of that duty.

Name	Address	Comment
Dan Browdie	7001 Olson Memorial Highway Golden Valley, MN 55427 United States	<p>Hello. We are against any zoning change that allows structures to be built closer to the property line or larger or taller than is currently code. This includes total footprint of the structure and garage and driveway. We have a lot next to us and are concerned that any change to the code will result in a structure closer and larger than is currently allowed.</p> <p>Thank you, Dan and Kim Browdie</p>
Mary Sanderlin	2565 Vale Crest Road Golden Valley, MN 55422 United States	<p>These seem well thought out. I don't have any particular reservations. It seems that some residents really dislike the "oddball" house on the street and would favor some regulation.</p> <p>Philosophically speaking I am of the opinion that Golden Valley needs to have a variety of housing options. Some people love a big yard, some don't. We should have all kinds of options available.</p>
Bruce Pappas	20 Ardmore Dr Golden Valley, MN 55422 United States	<p>I would encourage the Planning Commission to limit houses on narrow lots to one story, per the suggestion of the builder during the public forum. It's hard for a layperson to understand what the suggestions will do to create housing that is in keeping with surrounding buildings. But I would encourage you to create such a document.</p> <p>I also encourage you to consider replatting all of the affected areas, so that owners commit to making their lots into one or putting their multiple lots on the tax records as such.</p> <p>Staff Response: Bruce,</p> <p>Thank you for offering your comments. While the proposed changes would not prohibit a second story on these narrow lots, they would make constructing a full second story much more difficult – especially on lots as narrow as 50 or 40 feet wide. If you've followed along with the extensive discussion that has been conducted at Planning Commission meetings, you'll recall that the costs of construction tend to be such that creating a larger footprint to gain square footage is disproportionately more expensive than building up to gain square footage. Therefore, the Commissioners have tried to craft solutions that allow for some second story height while trying to reduce impacts on neighboring properties. I encourage you to watch the informational video and tune in to the Planning Commission public hearing on June 8 for more.</p> <p>Individual property owners are certainly welcome to replat their properties in order to create 80 (or 100) foot lots, rather than owning two 40 (or 50) foot lots. They are already identified this way by Hennepin County for tax purposes, but I have yet to find anyone interested in limiting their future options by going through an "official" replatting. The City does not have the ability to force anyone to take this action.</p>

Name	Address	Comment
Karen Hills	6533 Winsdale St Golden Valley, Minnesota 55427 United States	I am concerned about the height of new builds on narrow lots. A house being built next door to us is going to block out sun and make us feel more boxed in by the new build. I also wonder if there is any concern of how the new house fits into the neighborhood. Ours is rather modest with a mix of houses of all ages and styles. Does a “mcmansion” fit into the neighborhood? Will it affect taxes and property values? Of course, maybe a “fancy” new house might encourage the neighborhood to keep their properties in better shape.

Name	Address	Comment
Stephen Glomb	4116 Beverly Avenue Golden Valley, MN 55422 United States	<p>If the city cannot prevent existing lots from being split into two narrow lots, then the city should at least put in place some measures to ensure that these new homes 1) respect the size/scale of the lots on which they sit, 2) are not negatively impacting the surrounding homes on the block, or in the neighborhood, 3) ensure accessibility to all types of buyers to increase the diversity of Golden Valley neighborhoods, and 4) protect existing residents' rights to things like privacy, sunlight, etc. The modifications to the code that are being proposed are extremely minor, and will not accomplish these objectives, nor will they prevent unfortunate and irreversible outcomes like what we've seen on Meadow Lane, and in other areas of the City.</p> <p>The number one concern among survey respondents was the "impact of construction on directly abutting properties," and the modest restrictions that are currently being proposed will do little to prevent builders from coming into North Tyrol, splitting large lots in half, and then building two of the biggest houses that they possibly can in order to increase their profits. The unfortunate situation we've all seen unfold on Meadow Lane is going to be repeated over and over again, and all of this planning and discussion will be for naught if these minor revisions are approved and codified.</p> <p>The Planning Commission has an opportunity to propose a stricter zoning code for these narrow lots that will allow current residents to develop their narrow lot properties, while at the same time, protect neighboring residents from the ill effects of over-building and development. Specifically, I encourage you to reconsider the current proposal around side yard setbacks and increase them to ensure a more reasonable amount of space between homes on narrow lots. Adding one additional foot on one side isn't going to accomplish anything. Similarly, I would encourage you to consider absolute height limits on homes to ensure that builders aren't simply building "up", since they can't built "out" (the builder that you invited to give testimony on your panel made a public recommendation that Golden Valley not allow two story homes on narrow lots; it seems as though you've chosen to ignore this recommendation).</p> <p>After reading literally every single open-ended comment contained in the Public Input Report, the prevailing neighborhood sentiment is clear; Golden Valley residents want protection from overbuilding on narrow lots, and they are frustrated that developers have gotten away with ruining our neighborhoods with their profit-driven projects. I feel that the proposed recommendations show more concern for the interests of builders and developers of the community than they do for the Golden Valley residents who have been living and paying taxes in this City for decades.</p>

Name	Address	Comment
Dan Leavitt	436 Westwood Drive N Golden Valley, MN 55422 United States	My main concern continues to be that this is being driven by developers, builders, and realtors that are simply interested in maximizing profits. Most if not all do not live in Golden Valley or the neighborhoods that are being impacted. I could be more understanding if a homeowner remodeling their home wanted this but that does not seem to be the case. We continue to live in a great city and I think there are plenty of people who would be looking for a large lot to build on and not one that was subdivided. In fact I know this is true as we have had numerous new homes build in the past few years on lots that could have been subdivided but were not.
Amy Le	105 Westwood Drive South Golden Valley, MN 55416 United States	I am perplexed by the disconnect between resident input and the proposal. I attended multiple open meetings that the committee and council, respectively, hosted, and completed and reviewed the resident survey. What is now, finally, presented in these recommendation is not a reflection of the majority of residents perspective and seems disappointing in its minimalist approach to concerns and wishes.
Amanda Zweerink	400 WEST-WOOD DR S GOLDEN VALLEY, MN 55416-3347 United States	My family and I moved to North Tyrol Hills in Golden Valley three years ago from South Minneapolis, where the homes are too close together, and getting closer by the day thanks to developers who are cramming enormous homes onto tiny lots. We loved the space we found in North Tyrol, the sense of privacy, the individual character of the mid-century homes. Since we've moved in, the neighborhood has started changing in ways that sadden us. Developers are starting to take over in the same way we saw in S. MPLS — also, neighborhoods like Linden Hills and Edina are beyond belief in terms of enormous houses on tiny lots. I do not want my neighborhood to become like those. I do not want my neighbor's home demolished and an enormous home tossed up that leaves my house in a shadow and kills my grass. I do not want to look out across my front lawn and see two enormous homes where there was once one. I'm being dramatic because I believe that the wimpy narrow lot restrictions the city council is considering now will lead us down this path. I believe developers and tax dollars are driving decisions, and that the city council is not interested in preserving the character of our neighborhoods, the very reason why so many people desire to live here! I urge you to look at these restrictions again, and make them more aggressively in favor of homeowners and not developers.
Casey Pavek	109 Maddaus Lane Golden Valley, MN 55416 United States	Let's welcome new build families into our neighborhood, not shun them for the appearance of their home, or their decision to buy or build what they want. Kinda feels like high school, and there's some club that they can't join.
John Magers	105 Westwood Drive South Golden Valley, MN 55416 United States	I am disappointed and concerned by the lack of representation of resident input on the recommendations. Many of us invested time to learn, listen, and share our perspective as residents. The proposal favors developers' input over ours and makes the process feel disingenuous. I honestly cannot see how the committee got from the various sources of input it sought to this set of recommendation. For those of us who took it seriously and have taken time to seek and to consider multiple stakeholder positions and different perspectives and who believed elected and appointed officials were honoring the process and their electorate's input, this is disappointing at best.

Name	Address	Comment
Eva Jensen	4010 Roanoke Circle Golden Valley, MN 55422 United States	The narrow lot subdivision that is now deemed allowable within Tyrol Hills, based on historic property registrations is a surprise that has the potential to significantly and negatively impact residents on adjacent properties. In addition, the negative impact on the highly valued quality and historic design of Tyrol Hills is certain (values documented and confirmed in the 2005-6 neighborhood surveys and meetings). In order to mitigate these impacts, it is crucial to increase side-yard setbacks and height restrictions on construction and remodels on small lots. It is crucial to stop the practice of “grandfathering” in exceptions that allow building codes to be violated. Air-space rights, natural light rights, and privacy rights must be valued and protected by codes that are developed and adopted.
Alexandra Cervenka	4205 Beverly av Golden Valley , MN 55422 United States	Definitely disapprove on dividing lots and building on narrow lots ugly buildings! (Meadow lane N)
Jeff Hanscom	212 Natchez ave n Golden valley, Mn 55422 United States	Please put moratorium on reducing current lot size in Golden Valley.
Heather Fraser	115 Maddaus Ln Golden Valley, MN 55416 United States	--Do not allow regular building setbacks on corner lots less than 60 feet wide. If this makes a narrow corner lot unbuildable, it will need to remain as part of the adjoining lot. --40-foot lots platted “back in the day” should have homes built on them that are no larger or more massed than moderate homes of that time would have been. --It's unnecessary to mandate a single-car garage for narrow lots. That's not the problem. --No more than 2 building permits per 40-foot lot per year, per block, for blocks that include 40-foot lots. This will help preserve the quiet of the neighborhood for other residents. --Side yards must be at least 5 feet and must total at least 17 feet. So 5/12, 6/11, 7/10, 8/9, etc.
Kent Johnson	324 Sunnyridge Ln Golden Valley, MN 55422 United States	Ideally I would like current lot sizes to stay intact. By creating two or more narrow lots on an existing lot only adds to detract from the ambiance of this beautiful neighborhood. Obviously a developer wants to maximize their profits. They finish and move on. They don't live here. Let's try and keep the integrity of this neighborhood. It's one of the reasons most of us moved here and why this neighborhood is in high demand.

Name	Address	Comment
David Knaeble	227 Sunnyridge Lane Golden Valley, MN 55422 United States	<p>To PC and CC -</p> <p>As a resident of Golden Valley, a Professional Civil Engineer, a Licensed Realtor and having done a couple of small development projects in the west metro, I have some concerns regarding the proposed code revisions for small lots in Golden Valley. I think the current codes that are in place do a great job of balancing the rights of the property owners to remodel or build a modest house on their property while limiting the impacts to the surrounding houses and neighborhood.</p> <p>Regarding the specific recommended code revisions, the one I am most concerned with is the current recommendation to limit the ability to build a two car garage on the front of a house on the small 40' wide lots. In my experience, this would be very detrimental to the value of the property and would be undesirable for most buyers. Most people looking to either buy a home or build a home will not even consider a house unless it has a two car garage.</p> <p>The other concern I have are about the suggested revisions is the recommended change to not allow the City required side house bump-out in the setback. This can greatly impact the amount of living space that people could have on their property. I am not a builder or a house designer, but I know that this would be very detrimental to a person or family who was looking to remodel or build a house on one of the small lots.</p> <p>Before any decisions are made regarding the code changes, I would recommend that you know exactly what type of house would fit on these lots after any of these changes are implemented. The City would not want to inadvertently limit the ability for a current resident to be able to remodel or build a home in this City and require them to do that in another surrounding community.</p> <p>Thanks, David Knaeble</p>
Debra Whalen	4116 Glencrest Road Golden Valley, MN 55416 United States	Lot size must have height and width proportional balance. Far too many homes are constructed/remodeled beyond proportion to lot size and existing neighboring structures. I live next to one of these teardown reconstructs. Reduced natural light and airflow, not to mention excess roof run off and height has negatively affected our property enjoyment and possibly value. Please consider the fabric of the existing home structures when ruling on new height width restrictions, our community is counting on it.
Valerie Dahlman	117 Meadow Ln So Golden Valley, MN 55416 United States	PLEASE do not allow narrow/smaller lots in North Tyrol. We have lived here for almost 40 years and consider the heavily treed, large, irregular lots to be a big part of the beauty of this area. It is heartbreaking to see older homes leveled and 2 (or more) homes going up on the same lot. Thank you for hearing and honoring my voice and the voices of so many of our neighbors.

Name	Address	Comment
Heidi An- nexstad	4009 Roanoke Circle Golden Valley, MN 55422 United States	<p>I appreciate your efforts to increase side yard minimums and would encourage you to consider a six foot minimum. In close quarters, every foot makes a difference.</p> <p>One wonderful thing about GV and particularly the North Tyrol area where I live is the huge variety of architectural styles, including modest mid-century ramblers, cottage-style 2 stories, and some very fine modernist houses. I'm concerned that the emphasis on dormer windows for additional mass will lead developers to build very uniform, many-dormered houses (as in the Meadow Lane/Sunnyridge area). Is there any way we can continue to encourage architectural diversity, perhaps by offering incentives for smaller, bolder houses? Consider the Rapson house on Glenwood between Meadow Lane & Ardmore.</p>
STUART Kaufman	15 westwood drive south GOLDEN VALLEY, MN 55416 United States	<p>I am a resident of North Tyrol neighborhood of Golden Valley for the past 26 years. We residents enjoy a bucolic setting within minutes of downtown Minneapolis. We are a neighborly group and seem to get along well together. We do not want lots to be made smaller, and new large homes built on smaller lots, which would change the character of our neighborhood. I am against any changes in zoning that permit building on lots smaller than the current standard.</p> <p>To increase population density requires apartment buildings in neighborhoods zoned for apartments.</p> <p>We have many areas of Golden Valley where those buildings can and are being built. I am against zoning changes that will change the housing density in North Tyrol.</p> <p>Sincerely,, etc, Stuart Kaufman</p>
jennifer Rubin	615 parkview terrace golden valley, mn 55416 United States	<p>As a senior citizen and someone who has lived here for 35 years, it has been a hardship to have so many warm seasons ruined by construction noise, flat tires, lost trees, greenspace, lost skyline and natural light (even GV building height regulations ignored), difficult street parking and navigating my own driveway due to vehicle congestion, and, not least, surging taxation. Residential properties in Tyrol Hills, which began in the late 1930s, were designed to be in harmony with Wirth Park, the wildlife, and the ecology of this unusual corner of the metropolitan region. There is a big difference between thoughtful and elegant design versus the ostentatious, almost palatial, residences being developed on yards that are not palatial in size or, in many cases, on divided lots for the developers and speculators to create even more wealth when they purchase a property instead of a traditional home purchase.</p>

Name	Address	Comment
STUART Kaufman	15 westwood drive south GOLDEN VALLEY, MN 55416 United States	<p>Having just seen the video of the 9 zoning elements, I need to amend my previous comments.</p> <p>How about NOT allowing larger homes to be built on the small lots that are currently build on?</p> <p>The new homes would have to be built on a similar percentage of the lot as the previous older home is built on.</p>
John Lehman	104 Maddaus Lane Golden Valley, MN 55416 United States	<p>Please do not allow the division of lots in North Tyrol. We bought here due to its charm, space, nature, and proximity to the city. We have lived here four years and I regularly walk and run the neighborhood. I have not seen a single instance of dividing lots/narrow lots have a positive impact on aesthetics or property values. Please fight to protect the integrity of our neighborhood. It would be an irreversible travesty to permit this. We pay A LOT in property taxes, and I hope and pray that these requests to eliminate and/or prohibit narrow lots do not fall on deaf ears. The highest earners, highest tax paying residents in our neighborhood feel the same way. Please protect what we paid for. Thank you.</p>
Cindy Wit- tkowske	1827 Toledo ave n Golden Valley, mn 55422 United States	<p>I am not in favor of narrow city lots. Our streets are already too busy with cars. More development=more demand on city services, water etc. Although narrow lots may offer increased tax revenue, I don't believe it would be enough to justify squeezing more housing into a tiny lot and changing the appeal of Golden Valley.</p>
Neal Kielar	4121 Beverly Avenue Golden Valley, MN 55422 United States	<p>This process is a sham, from the inadequate communications and poorly constructed survey to the inappropriate developments the city already has allowed in many neighborhoods. We see these monstrosity houses every day and witness the damage they've done to existing neighbors, the excessive loss of tree cover and other environmental harms. The pro-developer bias is so palpable that it should lead people to wonder what money is changing hands to slide these changes through. The mayor, many council members and the planning staff already have decided that money trumps quality of life and community character.</p>
David Welter	2800 Kyle Avenue North n/a n/a, Minnesota Golden Valley United States	<p>I live next door to a narrow lot, I do not want to see a McMansion built on it. I do feel for the current residents not having a garage and other things. But I do not want a new house over shadowing my house.</p>

Name	Address	Comment
Barbara Klaas	309 Meadow Ln S Golden Valley, MN 55416 United States	Please, don't allow building and plot divisions that take away the light coming into existing homes. Not only is space between houses important, especially given the characteristics of lots and houses as currently spaced, but also the height of new housing in retaliation to surrounding houses. I understand that current owners have rights, given the property specifications for their property, but any new development or construction must take into consideration the loss of light and privacy of the houses abutting the site.
Brian Taylor	4113 Beverly Ave Golden Valley, MN 55422 United States	I oppose any adjustments to current city lots sizes. Predatory builders must be kept out of our beautiful, unique neighborhoods. Let them build their ugly McMansions somewhere else, not here
Jon Mehus	4121 Beverly Avenue Golden Valley, MN 55422 United States	Based on your conclusions, once again you ignore the residents who actually live in the community. I must remind you the planning commission doesn't give a damn about bettering our neighborhood. When the city invited developers & realtors to speak to the planning council, every member was there. It was extremely important to hear the viewpoints of these people. When the community was invited to express our concerns, you couldn't be BOTHERED to show up, oh I'm sorry, two of you did. Its a rigged & dirty city hall, you care only about the developers & the pockets they can fill. When the community showed up, & there were more than 80 of us, we wanted something that actually will have an impact. You chose to ignore us & any input we had. These houses that they are proposing & building are too big for these small lots. they unfairly infringe on housing that is already there.
Rebecca Goldberg	4113 Beverly Ave Golden Valley, Minnesota 55422 United States	Don't allow predatory builders to invade Golden Valley.
vicki mcginty	4500 sunset ridge Gv, Mn 55416 United States	I can only think that with all of the meetings and input and concerns it must be so clear that so very few are NOT against the small lots, I truly do not know what else could be said. The neighborhood is desirable because of what we are not what we would be. Thank you for listening to all of us passionate souls.

Name	Address	Comment
Jon Mcaab	501 Burntside Dr Golden Valley, MN 55422 United States	<p>I feel that Golden Valley with North Tyrol Hills in particular is very well organized and dense enough. There really is not enough resources to warrant dens urban living in this neighborhood.</p> <p>If it were more mixed use with businesses and options for walkable work life balance, it could make sense for more density in housing and buildings.</p> <p>It is not setup that way. It is a respite from dense urban living.</p> <p>Let's keep it that way. Let's keep it with room to breath. Let's keep it with nature. Let's keep it from becoming too developed.</p> <p>The wildlife will not have a place to be and the water runoff will not have any natural places to go. It'll detract from our living experience and force the city to come up with expensive ways to deal with the added water runoff.</p> <p>I don't think north Tyrol needs more density than it already has.</p>
Emma Charlesworth-Seiler	6610 GLEN-WOOD AVE- NUE GOLDEN VALLEY, MN 55427 United States	<p>From reading the Community Input Report, it seems that many of the concerns with allowing development of narrow lots is the impact it will have on neighboring houses (crowding, sunlight, construction noise, etc). Much of this could be addressed if the zoning codes included regulations for house size on these lots. In particular, I would highly suggest considering changing codes to allow tiny homes on wheels in these spaces. These dwellings are typically just 12-30 feet long and 13.5 feet tall which would address the issue of crowding space and blocking sunlight from neighbors. They are almost always already constructed, so there would be no construction nuisance. They are single family homes and the lots would not be in danger of being developed by people intending to sell large houses or changing the "character" of the neighborhood with monochromatic mansions. In addition, allowing tiny homes in Golden Valley would be a first for the Twin Cities area and would put our city at the forefront of a growing movement. There are many people with tiny homes on wheels who would love to live near the cities in a community like ours.</p> <p>I'm happy to share further information on specific zoning and building code recommendations for change if the interest arises. There are many other cities across the country that have changed their zoning requirements and building codes to legalize tiny homes.</p>
mark stanley	213 janalyn circle golden valley, mn 55416 United States	please consider more space between houses on small lots, and more restrictions on height. the current proposed changes do little to address this communities concerns.

Name	Address	Comment
Steven Shapiro	219 Meadow Lane N Minneapolis, MN 55422 United States	<p>I support take an active role in controlling micro-subdivision which leads to houses that are very oversized for their lots. Developers are very adept at regrading lots to make houses that meet the letter of the zoning code from the front, but very much skirt the spirit of the code from the sides and back. Meadow Lane North has atleast three examples of the this extensive regrading to put big houses into small spaces.</p> <p>There has been much concern about “McMansions” in the past. McMansions are houses greatly overized for their lots These micro-subdivisions are their own form of McMansions because they are also grossly oversized for their micro lots and deserve as much regulations of a traditional McMansion</p>
Paul Schneck	122 Burntside Drive Golden Valley, MN 55422 United States	<p>My view of the plans is that they cater too much to the input of the realtors and builders, and not enough to the interests of the people who plan on continuing to make Tyrol the place where they live. We need to protect the beauty and integrity of our neighborhood and what makes it unique. We do not need to sacrifice all of that so builders and realtors can make money.</p>
Barbara Lund	4010 Roanoke Circle Golden Valley , MN 55422 United States	<p>1-The city needs to STOP allowing exceptions and variances!!! No more grandfather in -- this is a manipulative process.</p> <p>2-The side yard setbacks MUST be increased !</p> <p>3-Focus on protection of air, sunlight, and privacy rights for neighbors.</p> <p>4- Protect and honor nature--mature trees, planting trees, and open space.</p> <p>5-Limit and reduce height allowance of contruction--NO DORMERS!!</p> <p>6-</p>

Name	Address	Comment
Carrie Schneider	416 Westwood Drive N Golden Valley, MN 55422 United States	I absolutely do not agree with narrowing lots. Our North Tyrol Hills neighborhood is amazing because of the lot sizes and space that we have between houses. It's why we moved here and why we fell in love with the neighborhood. North Tyrol Hills would NOT be the same if you let people and builders profit off of dividing lots. THEY WILL NOT LIVE HERE and only care about the money. The rest of us suffer from the loss of trees. The loss of space. The loss of the tranquility we purchased our homes for. We would have stayed in South Minneapolis if we wanted to be living on top of people. Let's care about the environment and stop allowing profits and selfishness to infiltrate our neighborhoods. I absolutely disagree with allowing this horrific practice continue—think about it—the people diving won't live here. They won't have the impact is their decision to live with, just their greedy money in their banks. I 100% feel that the neighborhood we live in will only remain this gorgeous one-of-a-kind area to live in if we keep these amazing large lots and keep the neighborhood charming and full of green space and trees. We could be one of those houses to divide our lot, but we would NEVER DO THAT, because we know it will destroy the integrity of the entire neighborhood we live in. We are not that selfish and greedy. Please, do not allow people to destroy more for profit. Keep our neighborhoods the ones we all fell in love with. Keep them for the people that live here, not the ones that are leaving. Please do not allow lot splitting. Save the trees. Save the beautiful homes. Save our neighborhood.
Brian Schneider	416 Westwood Dr N Golden Valley, Minnesota 55422 United States	I don't think there's a need for more narrow lots in North Tyrol Hills or anywhere for that matter. There are already so many small lots in so many cities and neighborhoods around the metro. Why can't we preserve some of the larger lot areas where there are less houses close together and more green space? Why allow this just for developers or owners looking to sell their property who only care about increased profits? There are already good profits to be made when selling or flipping a house. This could bring down property values for those of us still living in the neighborhood by increased congestion of people, car traffic, and street parking. This seems to only be about making more money off the land and not caring so much about the consequences. Notice how I emphasized more money and not just starting to make a profit. I don't think I've heard a good argument for adjusting the narrow lot regulations. Base your judgement on there being very few positive points for only a select group of people and far more negative points for the vast majority of us who want to keep our neighborhood spread out, numerous old growth trees, and neighbors not almost within reach of the next house. I appreciate your time and trust you to make the right ethical decision to not adjust the city's narrow lot regulations to allow for narrow lots.

Name	Address	Comment
Ashley Raak	119 Edgewood Ave N Golden Valley, MN 55427 United States	<p>Overall, the proposed adjustments seem okay. The more we can tighten the rules on narrow lots, the better. I'm all in favor of more emphasis on yard/green space on lots vs home.</p> <p>A lot of this could be avoided if we stopped allowing builders/investors/home-owners to sell lots and then replace one home with 2 or 3. You're making our city more dense, which takes away from the allure and what's special about Golden Valley. If I wanted to live on top of my neighbors, I'd move to Minneapolis or St Louis Park. Plus, it breaks my heart to see a perfectly good home be torn down so some cookie cutter nonsense can go in its place. I've seen this a lot, especially in my neighborhood</p>
Peter Knaeble	6001 Glenwood Ave Golden Valley, MN. 55422	<p>Hi Jason, Please forward these comments to the Planning Comm. Thanks</p> <p>Planning Commission members:</p> <p>In regards to the proposed narrow lot standards I have the following comments:</p> <ul style="list-style-type: none"> * I think that it is a mistake to limit any new home design to a single car garage. Any new home should be allowed a two car garage that faces the street. No builder or home owner would build a \$500K+ new home with a single car garage (or a tandem garage). *. I would recommend that any new narrow lot standards only be adopted if the City can prove that a reasonable home (3 br, 3 ba, 2 car garage, 2 story, 2400 sf) can be built. The City needs to hire a home designer or builder to prepare some typical home designs that will meet any new home standards that are proposed. If a reasonable home cannot be designed, the new standards are too strict. <p>Thank you</p>

Name	Address	Comment
M Peters	4810 Lowry Terrace N GOLDEN VALLEY, MN 55422 United States	<p>1. Will GV allow narrow lots in established neighborhoods with standard 80' lot widths? There is a concern that this will negatively impact established neighborhoods. 2. Changing a 2 car garage requirement to a 1 stall garage will put more parked cars in the driveway and on our streets. 3. How will storm water be addressed - can retaining walls be within the 'setbacks'? 4. Firepits - our neighborhood is saturated with firepits that require us to go inside/close our windows on a nightly basis - how will this be managed?</p> <p>Thank you in advance for your response</p> <p>Staff Response:</p> <p>Hello,</p> <p>1. No changes to the current regulations, which require 80' lots, are being considered. Only older platted lots that pre-date current regulations are being addressed. These are in a handful of concentrated locations across the city.</p> <p>2. Noted.</p> <p>3. Stormwater is managed through a stormwater permit when building plans are submitted. Retaining walls (with certain limitations on height) may be located within setbacks.</p> <p>4. Backyard fires are permitted through our Fire Department. There is a web page with more information (http://www.goldenvalleymn.gov/fire/permits/recreational-fires.php) or you should contact the Fire Department directly at 763-593-8055.</p>
Carolyn Oldre	325 BRUNS-WICK AVE S MINNEAPOLIS, MN 55416 United States	I oppose the passing of narrow lots.

Name	Address	Comment
Stephen Glomb	4116 Beverly Avenue Golden Valley, MN 55422 United States	<p>City Council Members,</p> <p>The issue of narrow lots is extremely important to me, and to many of the people who live north of Glenwood in the North Tyrol Hills neighborhood. We have witnessed the disastrous actions of developers who are exploiting the rare and unique platting of several blocks in our neighborhood, which has resulted in more narrow lots than virtually anywhere else in Golden Valley (there are currently 32 properties within two blocks of my house that could be split into 64 new narrow lots). It deeply worries us every time another tax parcel division has been approved because we know what the outcome will be each time—lots will be split, mature trees will be wiped out, and two of the biggest houses that the zoning code will allow will stand on what was once a single lot. Without some significant changes to the current zoning code, the few blocks around our houses are a prime target for over-development by investors who are looking to maximize their profits by overbuilding on these narrow lots. We have seen this play out on Meadow Lane, and in several other parts of the city. This is only going to get worse unless the City Council does something to discourage or stop it. I am disappointed that the Planning Commission has proposed only very minor changes to the zoning code. The people have spoken, and they are seeking greater protection from over-development; this much is clear and undeniable to anyone who has taken the time to read the public comments, or attend the public Open House held earlier this year. The current changes being proposed are not enough to protect my neighbors and my neighborhood, and they are not enough to discourage the rapid overdevelopment that we've seen in recent years. I implore you to listen to the residents of Golden Valley and honor their feedback. They want stability and protection, and the Planning Commission's proposal isn't going to be enough.</p> <p>Commissioner Baker issued a motion that the City Council consider creative uses for these narrow lots to serve the current and future residents of Golden Valley. I believe this idea deserves thorough consideration. Regardless, whatever solution you come up with shouldn't be about keeping developers incentivized; our neighborhood doesn't need revitalization, and if developers think the zoning codes are too strict, then they can build elsewhere. The City Council needs to do the right thing and protect the residents of my neighborhood who have been investing in this community for years, making it the great place that it is today. The City Council has an obligation to listen to its constituents and take their feedback under advisement. For many of us who have been following the Planning Commission's work on this issue, it doesn't feel like that has happened yet. I am hopeful that the City Council will do its part to keep the conversation centered on what's best for the people of Golden Valley, and will come up with a solution that puts its current and future residents first.</p>

Name	Address	Comment
Maggie Bostrom	316 meadow lane M Golden valley , Mn 55422 United States	I believe there needs to be more distance between the homes, particularly if the one being built is much taller and towers over the existing one. The loss of sunlight, privacy, sound, and water issues have been devastating. I'd like to see gutters included in a city ordinance, especially when there is a situation such as mine. One can not rely on inconsiderate neighbors to do the right thing. A fence is to be put in this week, by the new homeowners, on the south side of my front garden. The lack of sunlight will destroy plants there. A wider setback would help. There is literally no place to move these 60 yr old peony's. I've probably said more than you want or need; but, this has been such a horrible destruction of my home life happiness, I was compelled to type. I pray this doesn't happen to any of my neighbors who have spent time creating and caring for their home. Is the financial gain from a situation such as mine really worth it, for the new resident, the city's reputation, the ecosystem, and most importantly the tax paying resident who has lived there(18 years for me). Thank you for the opportunity to give feedback.
Nathan Denton	416 Burntside Drive Golden Valley, Minnesota 55422 United States	Please put a stop to the continued narrowing of lots in our neighborhood. I write this note because I want our neighborhood to retain the charm and character that brought so many of us here, and keep us here. My wife and I moved from Chicago to Golden Valley last July. We know what narrow lots are all about, and the thing that brought us to GV over other parts of the city were the rolling hills, beautiful landscaping, and room to call a corner of this city our own. Further narrowing and division of existing lots puts all of those wonderful attributes at risk and will really change the personality of the area. This neighborhood is so unique, and I would hate to see that charm disappear because developers continue to want to optimize investments, while sacrificing the quality of life people that live here have become accustomed to. Thank you and please vote against further narrowing of lots, Nathan & Dara Denton