

Planning Commission

February 10, 2020 – 7 pm
Council Chambers
Golden Valley City Hall
7800 Golden Valley Road

REGULAR MEETING AGENDA

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Minutes**
January 27, 2020, Regular Planning Commission Meeting
4. **Discussion – Tobacco Sales**
5. **Discussion – Narrow Lots**

--Short Recess--

6. **Council Liaison Report**
7. **Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals, and other meetings**
8. **Other Business**
9. **Adjournment**



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Planning Commission

January 27, 2020 – 7 pm
Council Chambers
Golden Valley City Hall
7800 Golden Valley Road

REGULAR MEETING MINUTES

1. Call to Order

The meeting was called to order at 7 pm by Chair Blum

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Lauren Pockl, Ari Prohofsky, Ryan Sadeghi, and Chuck Segelbaum

Commissioners absent:

Staff present: Planning Manager Jason Zimmerman and Planner Myles Campbell

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

MOTION made by Segelbaum, seconded by Baker to approve the agenda of January 27, 2020, as submitted and the motion carried unanimously.

3. Approval of Minutes

Chair Blum, asked for a motion to approve the minutes from January 13, 2020.

Commissioner Johnson requested an edit to page six when he referenced the bylaws for the Planning Commission, the perceived direction of the group, and the environmental exception. As a result, there was a consensus to strike the following section from the January 13th, 2020 minutes:

Zimmerman mentioned the zoning chapter in the city code creates an overlap in responsibility as it states:

Sec. 113-2. - Purpose.

The purpose of this chapter is to regulate land use within the City, including the location, size, use, and height of buildings, the arrangement of buildings on lots, and the density of population within the City for the purpose of promoting the health, safety, order, convenience, and general welfare of all citizens of the City.

Therefore, this topic is relatable to the Planning Commission as defined by Sec. 113-2.

Johnson requested an edit to page five, within the tobacco ordinance item. **Johnson** requested adding to public record his vocalization that adding draft language and edits of an ordinance was not relevant to



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the Planning Commission but that the final language was. Johnson restated that he disagreed with providing the draft language as that is policy related and not Planning Commission related. As a result, the following section was added for clarity:

Commissioner Johnson asked if the City has already approved licensing changes related to tobacco sales and Campbell responded affirmatively and reminded the commissioners the information is in their agenda packet. Based on the fact that the license and ordinance changes were approved, Johnson asked why the redlined draft document was presented to the Planning Commission. Campbell responded that he added the draft so the commissioners could see what the old language was and what the new approved language is. He expanded that the Planning Commission is not approving any language changes in the licensing or the ordinance. Johnson made a final comment that the group was not presently discussing the changes in the ordinance or the licensing requirements.

MOTION made by Commissioner Brookins, seconded by Commissioner Pockl to approve the January 13, 2019, minutes after edits and the motion carried.

4. Continued Informal Public Hearing – CUP Amendment

Applicant: Health Care Plus, Inc.
Address: 800 Boone Avenue North
Purpose: To modify an existing condition that limits the use of Boone Ave for loading, unloading, and parking of buses and vans

Jason Zimmerman, Planning Manager, reminded the Commission that the following presentation and conversation is a continuation of one started in December 2019. By way of background, the operators are requesting an amendment to the current CUP in order to modify a condition that prohibits the use of Boone Ave for loading, unloading, and parking of vehicles related to the adult day care business. This amendment to the CUP occurred in 2018, due to safety concerns, and required loading, unloading, and parking of vans and buses to take place in the parking lot.

Zimmerman continued that after a tour and conversations, the applicant has stressed the need for Boone Ave access to continue due to restrictions imposed by the parking lot and the building access point from the lot. The applicant has indicated that 26 buses/vans arrive on Boone Avenue in the morning over a period of about an hour (7:50 am to 8:55 am). The timing is staggered so that only two vehicles arrive at a time; it takes 5-10 minutes to unload each vehicle. In the afternoon, 20 buses/vans arrive between 1:40 and 2:45 pm to pick up clients. During the day, approximately 8 vehicles depart and return between the hours of 10:00 am and 12:30 pm; in the summer, additional field trips occur between 10:00 am and 1:30 pm. Each of these individual trips require a bus or van to be parked on Boone Avenue for approximately 30 minutes.

After laying out zoning and engineering considerations, **Zimmerman** stated staff supports the request to continue loading and unloading on the east side of Boone Ave, with the caveat that future restrictions may be imposed in light of the pending conversation around on-street bicycle lanes. In 2020 it is likely

parking will be removed from Boone because on-street bike lanes will be added and staff believes it's advantageous to the applicant to plan for an area to load/unload on site.

Based on the findings, staff recommends approval of the amended CUP, subject to the following conditions:

1. The adult day care shall be limited to 350 clients, as specified by the Minnesota Department of Human Services license issued August 1, 2019.
2. All necessary licenses obtained by the Minnesota Department of Human Services and the Minnesota Department of Health shall be kept current.
3. The hours of normal operation for the adult day care shall be from 7 am to 5:30 pm, Monday thru Friday.
4. The adult day care facilities shall not be used for any activities that are not permitted in the Zoning Code.
5. Subject to any additional posted traffic regulations, all vans and buses shall be loaded and unloaded along the east side of Boone Avenue. No vans or buses shall be loaded, unloaded, or parked along the west side of Boone Avenue. No vans or buses may be parked in the angled parking stalls or in the first 21 perpendicular stalls located south of the building along the drive aisle.
6. No alcohol shall be served or distributed on-site without first obtaining the proper license or permit.
7. All outdoor trash and recycling containers shall be screened in a manner acceptable to the Physical Development Department.
8. The applicant shall provide an on-site bicycle rack allowing parking for a minimum of five bicycles.
9. The requirements found in the memo to Mark Grimes, Director of Planning and Zoning, from Ed Anderson, Deputy Fire Marshal, and dated May 17, 2011, shall become a part of these requirements.
10. This approval is subject to all other state, federal, and local ordinances, regulations, or laws with authority over this development.

Failure to comply with one of more of the above conditions shall be grounds for revocation of the CUP.

Commissioner Baker asked when the CUP amendment with the modified condition regarding loading and unloading was added. **Zimmerman** responded in October/November of 2018. **Baker** followed up with asking if staff now thought that amendment was a mistake. **Zimmerman** responded that in 2018 staff recommended limiting loading and unloading to the east side of Boone and the Commission adopted the broader parking lot restriction. **Baker** reiterated his question and **Zimmerman** responded in the affirmative and without findings of a safety issue, staff recommends approval of the current amendment.

Commissioner Segelbaum mentioned previous confusion on if the applicant was the business owner or the property owner. He followed up by asking if the CUP should more clearly state which owner is responsible for the conditions. **Zimmerman** responded that in a situation where a building has multiple

tenants, either the property or business owner can apply. Both the property owner and the operator are present for the CUP Amendment agenda item.

Zimmerman continued on to specific conditions mentioned by the commissioner and gave examples of amended word choices to assist in clarification.

Segelbaum followed up by asking if the operator were to leave, would the CUP follow the operator or the property. **Zimmerman** stated that the CUP is filed with the county so it'll stay at the property. In the event that there is a violation, the property owner is responsible.

If the business owner is the one to apply for a CUP, then the property owner signs it, stating acknowledgement. Therefore either entity can apply but the property owner is responsible for violations to the CUP.

The discussion continued into the cap for the number of clients at the facility and who determines that number. Staff reminded the commissioners that previous conditions stated the Department of Human Services would determine that client cap as they're issuing the operating license. The cap on the operator's current license is 350 clients; staff said they hadn't considered reducing that cap to then create the city's own limit, but rather looked into further enforcing the current cap. This conversation evolved to addressing the operating hours; the city's condition is a weekday window of 7:30-5:30 and the operator is choosing to operate from 8-4:30 weekdays.

Chair Blum invited the applicant and operator to make comments.

Christine Eid, attorney on behalf of Healthcare Plus, introduced herself and then introduced Inessa Marinov from Healthcare Plus, and Randy Engel, the architect for the same company. **Eid** reminded the commissioners that they were before the Commission in December 2019 and after a series of poignant questions raised, they accepted a continuance to collect the necessary information to reappear. **Eid** thanked staff for their work through this process and the report presented before the Commission. **Eid** went on to address the discussed violation to the CUP granted in 2007 to allow for an adult daycare facility in the 800 Boone Ave building. **Eid** went on to read Golden Valley City Code as it pertains to adult daycare facilities and concluded that all clients at this operation qualify without further evaluation. Part of the daily accommodations include providing the most accessible and shortest path from the buses to their daily activities. This accommodation necessitates utilizing the east side of Boone for bus drop offs and pick-ups.

Eid went on to address the violation to the CUP granted in 2007. This was not an operator violation, but lead to an amendment in 2018 to prohibit drop-off/pick-up on the east side of Boone, which did directly and negatively impact the operator. **Eid** addressed the conditions listed in the staff presentation and their team agrees to work with city staff and the planning commission to cap the cliental at 350. The team would like to amend condition number five due to its broad nature and would like to participate in conversations with the city to ensure a bike lane may co-exist with regular drop-offs and pick-ups.

Randy Engel, Healthcare Plus Architect, presented a map of the 800 Boone building and listed minimal physical characteristics for an adult day care facility. **Engel** elaborated on the building structure and its split between businesses, he added that not every door to the building equates direct access to Healthcare Plus. **Engel** went on to explain the space requirements to accommodate the current cliental as well as the space options already considered by the operator in order to accommodate future possible clients.

Commissioner Segelbaum asked if the team has discussed edits to the fifth condition with city staff and how they concluded the line item “Subject to any additional posted traffic regulations,” meant removal of vehicle access due to a bike lane. **Eid** responded that while she doesn’t specifically know that is what it means, she understands a bike lane on Boone is being discussed and would like her team to be part of that conversation. **Eid** went on to state that she knows the City has full right to the right of way but currently she would like to see that condition item be silent.

Commissioner Brookins asked what the future intent is for the number of people being served. The operator responded that the intent is to serve the cap number of people, per the license granted by the Department of Human Services. The company has the staff, space, and met requirements to meet the needs to serve 350 people. Currently the organization serves 241 clients.

Blum noted that the required public hearing for this item occurred in December of 2019 and at the time of this meeting, attendees of the meeting consisted of: City staff, Commissioners, Applicant and team, and City Council Member. **Segelbaum** made a motion to open the floor for a public hearing and at 8:19 pm, **Chair Blum** formally opened the floor for a public hearing. No comments were made and the hearing was closed.

Segelbaum commented that originally tabling this item was so the applicant and City staff could come to a compromise. He believes the applicant has a point about the condition they addressed and commented that the City Attorney may be the best person to address it. With that in mind, **Segelbaum** believes it may be premature for the Planning Commission to address the agenda item. Baker and Brookins echoed Segelbaum. **Segelbaum** asked for the time limit on responding to the applicant and **Zimmerman** responded that it needed to be to City Council by February 22nd or the applicant would need to agree to an extension in writing. **Brookins** commented that he’d like to make a determination today and that will give staff time to make recommendations when this item is presented to City Council. **Commissioner Pockl** echoed this statement. **Commissioner Baker** commented that putting a transition plan in place for the applicant when a bike lane occurs may be beneficial.

The conversation continued on to the possibility of capping the clients at a number below the cap provided by the MN Dept. of Human Services. Concerns about this Commission’s authority to override the Dept. of Health’s client cap was raised. **Commissioner Sadeghi** pointed out that the concern for this committee was traffic related and therefore instead of capping the client number, could client transportation be reconfigured so the number of drop-offs could be capped. Staff replied that it’s possible but there is concern about who would enforce that cap on vehicles.

This conversation moved on to condition five, as addressed by the applicant. The applicant/operator chimed in and added that during the architect’s presentation, he showed that open space for new clients is in the back of the building. Therefore, any addition of clients, will be loaded and unloaded in the parking lot by way of following the operator’s policy of providing the most accessible and shortest path from the buses to their daily activities. An increase in clients will not cause a direct impact on Boone Ave. **Blum** stated that based on the drawing provided, it appears the capacity will increase in the front of the building, directly accessible by Boone Ave.

Commissioner Johnson stated that according to the Secretary of State Website, all the organizations in 800 Boone Ave are related to one another. Because of that, it's disingenuous for the applicant to assert that there's nothing to be done, internally, to accommodate the conditions. **Johnson** added that it seems within the purview of the Planning Commission to discuss condition five and if the City Attorney determines that's inaccurate, then the Commission should be given a finding to support that.

Zimmerman asked the Commission to address the two questions posed:

1. If the Commission was interested in amending the condition to allow or not allow use of the east side of Boone for loading and unloading.
2. Regardless of that choice, is there any consideration for a cap on the number of clients to be served, even if it's lower than the current number of clients allowed on their residence.

Regardless of the choice there should be reasonable findings to support the decision.

Baker stated he's opposed to revising condition five as requested by the applicant. **Blum** is concerned about loading and unloading on the west side of the street, crossing the street for this client is inherently dangerous. It's reasonable to restrict loading/unloading to the east side of the street. **Pockl** echoed Blum's statement and added that the loading/unloading may occur on the street but to encourage use of the parking lot.

Commissioners continued their conversation on if they should cap the number of clients aside from the current DHS license the applicant holds. The conversation moved back to the impact of loading and unloading of vehicles on Boone and what the impact of the city is and evolved on to if a traffic study would help create a solution. **Pockl** circled back to the original recommendation and stated that the commission still hasn't shown findings to support forbidding loading/unloading on Boone. **Brookins** added that car dealerships are not allowed to load and unload on the street in front of the business. **Blum** noted a parking restriction on Boone based on its proximity to Hwy 55 is reasonable.

MOTION made by **Baker**, to accept the recommendations of city staff with the exception that condition five is not included; to prohibit loading and unloading on Boone. Motion was seconded by **Brookins**, with an amendment to return some language from the 2007 CUP regarding client numbers to be determined by DHS and approved by the City. **Brookins** suggested that cap be determined at 350. **Baker** accepted that amendment to his motion. **Zimmerman** added that the commission can't strike condition five but can choose to not accept the amended language to condition five.

Johnson suggested to remove the first sentence in the condition and change no parking on the west side of Boone to say entirety of Boone. **Baker** withdrew his motion. **Blum** asked for a new motion.

MOTION made by **Johnson** to accept the recommendations made by staff, regarding the CUP, with the exception of condition 5, to then look like this:

5. ~~Subject to any additional posted traffic regulations, all vans and buses shall be loaded and unloaded along the east side of Boone Avenue.~~ No vans or buses shall be loaded, unloaded, or parked along the ~~west side~~ **entirety** of Boone Avenue. No vans or buses

may be parked in the angled parking stalls or in the first 21 perpendicular stalls located south of the building along the drive aisle.

Brookins seconded this motion. Approval of the motion went to vote and was failed 3-4.

Ayes: Baker, Brookins, Johnson

Nays: Blum, Pockl, Sadeghi, Segelbaum

Based on that denial, **Blum** asked for a further motion.

MOTION made by **Blum** to accept staff recommendation and approve the CUP application and to not amend condition 1 but to amend condition 2 to replace the word “by” with “from”. Condition five is accepted with edits, so condition five reads:

5. Subject to any additional posted traffic regulations, all vans and buses ~~shall~~ **may** be loaded and unloaded along the east side of Boone Avenue. No vans or buses shall be loaded, unloaded, or parked along the west side of Boone Avenue. No vans or buses may be parked in the angled parking stalls, ~~or~~ in the first 21 perpendicular stalls located south of the building along the drive aisle, **or on the east side of Boone Ave.**

Segelbaum seconded this motion and the motion was approved 4-3.

Ayes: Blum, Pockl, Sadeghi, Segelbaum

Nays: Baker, Brookins, Johnson

Zimmerman stated the February 18th City Council meeting will receive this information.

5. DISCUSSION – Narrow Lots

Jason Zimmerman, Planning Manager, presented a summary of the public forum held at Golden Valley City Hall, on January 16th, 2020.

Zimmerman listed the specific items City Council directed to the Planning Commission.

- Investigate possible modifications to the City Code for narrow lot development
- Focus on lots 50’ wide or less but note ideas that might apply more broadly
- Involve outside experts – realtors, architects, and builders
- Solicit resident feedback
- Aim to bring forward recommendations before the spring building season

Zimmerman followed with a list of items already addressed and presented the Commission with a revised timeline of events. City Council will hold a public hearing on this topic on April 7th.

Public Forum Summary:

- Divided into three parts
 1. Overview of study
 2. Small group discussion
 - a. City Staff provided a few questions as conversation starters.
 3. Large group report out and Q&A
 - a. Commonly raised issues revolved around height restrictions, setbacks, impact on residents, green space and trees.

Next steps include addressing non-zoning regulations and policy questions that arose at the meeting and looking at the purview of the BZA for variances to ensure consistency.

Commissioner Baker commented that height restrictions and the resulted shading of neighbors seems to be a top concern. **Baker** revisited the comments from a local builder on the public forum panel who suggested height restriction were possible while introducing dormers for space. **Baker** stated that it seems possible to find a solution that won't restrict the purchase of and building on narrow lots while also ensuring quality of life for neighboring residents. **Commissioner Pockl** echoed this statement and asked staff for optional solutions versus the Commission inventing their own ideas for solutions. **Zimmerman** presented a list of such options.

- Develop language around incentivizing reduction in height in exchange for dormer space
- Increase some side yard setbacks
- Lower maximum lot coverage and/or impervious percentages to preserve open space
- Eliminate two stall garage requirements similar to R2 single-family zoning regulations
- Reduce existing secondary front yard setbacks on corner lots in order to eliminate need for variances

Baker mentioned the desire to require the preservation of old trees in conjunction with developments. **Pockl** asked how many houses on narrow lots have alley access and what the process to construct an alley is. **Zimmerman** responded he can provide that information but that public and builder feedback shies away from creating alleys. **Chair Blum** stated that bringing BZA into alignment with resident preferences is a priority. In conjunction, there are points to consider with comprehensive plan consistency, zoning elements, and essential character elements that are all reflected in City ordinances. **Blum** stated that the setback consideration he's gravitating towards are larger than historically seen: 10 ft setbacks on a 40 ft wide lot. This considerations seems consistent with resident feedback while setting the city up for flexibility in development in the future. **Blum** continued that while incentivizing houses to reduce height is reasonable, he suggests incentives to reduce tax parcel division of larger lots all together. **Commissioner Brookins** stated that he thinks the setbacks are satisfactory but that the focus should be height requirements, building envelope, and neighborhood character preservation. **Commissioner Segelbaum** stated the need for precise language and the clear differentiation between subdivision and tax parcel division.

Television portion of the meeting concluded at 10:06pm

--Short Recess--

6. Council Liaison Report

Gillian Rosenquist introduced herself as the new City Council liaison to the Planning Commission. Council Member Rosenquist gave a brief description of her background on the City Council and other committees. She praised the Planning Commission for their ongoing work and asked for their thoughts on how the Council Liaison role could be improved to provide more information to Commissioners. Rosenquist provided additional information on upcoming projects and items, including: potential BRT along Highway 55, upcoming bonding projects, and the City Council's goal setting meeting for 2020.

7. Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals, and other meetings

No other reports were given.

8. Other Business

Staff provided a brief update on some upcoming goals of the City's HRA.

9. Adjournment

MOTION made by **Commissioner Pockl**, seconded by **Commissioner Baker** and the motion carried unanimously to adjourn the meeting at 10:27 pm.

Adam Brookins, Secretary

Amie Kolesar, Planning Assistant



MEMORANDUM
Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: February 10, 2020
To: Golden Valley Planning Commission
From: Myles Campbell, Planner
Subject: Zoning Code Text Amendment – Discussion – Amending Zoning Districts to Regulate Tobacco Sales

Summary

Recognizing the role of the City as a promoter of public health, and hearing a growing concern throughout the state around youth tobacco consumption, the Golden Valley City Council asked the Planning Commission to consider amendments to the City’s zoning code regarding tobacco sales. After initial discussion of the topic at its January 11th meeting, the Planning Commission decided to focus on providing proximity restrictions between tobacco retailers and uses that are typically considered “youth-oriented facilities” such as schools or parks. After this initial discussion, staff has created additional mapping scenarios to illustrate what these types of potential proximity restrictions could look like.

Requested Action

Staff is seeking consensus from Commissioners on the zoning category or uses that will carry tobacco proximity restrictions, and what the distance of those restrictions should be.

Background

After the first Planning Commission discussion on the topic, staff highlighted three major takeaways:

- In looking at what zoning districts should allow tobacco retailers, Commissioners were supportive of allowing the use solely in the Commercial district.
- Commissioners were more interested in proximity restrictions for tobacco retailers from youth-oriented facilities rather than between multiple tobacco retailers.
- Commissioners wanted a variety of examples and flexibility with the definition of youth-oriented facilities.

Youth Facilities

Based on these takeaways, staff produced scenario maps that laid out options for varying levels of proximity restrictions, this time only using future commercial land as eligible locations for a tobacco retailer to locate. The maps illustrate the potential “no sale” areas around defined youth-oriented facilities. Staff first applied the proximity restriction to the future land use and zoning categories of assembly and parks – Scenarios A, B, C, D, and G. These future zoning categories were selected because they contained permitted uses such as schools, ballfields, playgrounds, and community centers, which typically are considered youth-oriented facilities.

In addition to the scenarios that used future zoning categories, staff also divided the restricted uses beyond their zoning designation for scenarios that more narrowly defined the scope of youth-oriented facilities. For example, in Scenarios E and F, churches and parks without active recreation facilities were removed and no longer had a proximity restriction buffer. In Scenario H, a single large buffer was provided from schools, athletic fields and playgrounds.

Comparing scenarios that use pre-defined zoning districts and those with a uniquely defined set of youth-oriented facilities, both have their pros and cons. If the City chose to base its proximity restrictions off zoning districts, similar to its handling of firearm sales, it is a much simpler process of confirming that a new business is meeting its proximity restrictions. The standardization also ensures that the ordinance will be applied in an identical fashion, as it leaves less room for interpretation or confusion in the future. The downside is that by virtue of including all assembly and park uses, you may also include uses that don’t typically attract youth activity.

For a customized approach, the opposite is true. The City has more latitude to set which types of sites and uses should carry proximity restrictions. It also can allow the City to set different distance requirements for uses that may otherwise share a zoning district. For example, a higher proximity restriction could be set on schools versus recreation centers. However, this added detail and complexity has its own effects. Greater complexity means more staff hours put into managing compliance when new applications for tobacco retailers are received.

Proximity Buffer Width

Among all the scenarios a variety of options were provided in terms of the distance to be provided between youth facilities and tobacco retailers. Distances used generally fell between 500 and 1200 feet; anything less felt ineffective and anything greater would eliminate more commercial areas. Mapping staff generally found that parks were located throughout the City such that they had a greater impact on the commercial land available for future tobacco retailers. This was true at both the high and low end of the distance range. One potential solution found was to eliminate natural or scenic recreational parks and private golf courses. Assembly uses had more flexibility to employ distances on the higher range of the scale without unduly affecting available land for tobacco retailers.

Recommendations

Staff will draft a preliminary round of ordinance language based on the direction and consensus of the Planning Commission. Staff is looking for consensus among Commissioners on the following:

1. Should proximity restrictions be based off of a zoning category, or a defined set of uses?
2. If defining a set of Youth-Oriented Facilities or other set of uses, what should be included?
3. What should the distance of the proximity restriction be?

To direct this discussion staff is presenting two recommended options or scenarios to Commissioners:

Option A: Tobacco retailers carry a proximity restriction in relation to the Assembly and Parks & Open Space zoning districts. This would be implemented with a 750' buffer from properties zoned assembly and 500' buffer from parks. Scenario D (attached).

Option B: Tobacco retailers carry a 1000' proximity restriction from any youth-oriented facility (includes only schools, playgrounds, athletic fields). Scenario H (attached).

Attachments

Maps of Proximity Buffers (8 pages)

TOBACCO SALES

Scenario A

* Existing Tobacco License

Sale Restrictions

-  Assembly - 500 ft buffer
-  Parks and Natural Areas - 500 ft buffer
-  No Sale Property Buffer

Commercial (63)

-  Sales Allowed - Full Property (25)
-  Sales Allowed - Partial Property (22)
-  Sales Disallowed - Partial Property (22)
-  Sales Disallowed - Full Property (16)



TOBACCO SALES

Scenario B

* Existing Tobacco License

Sale Restrictions

 Assembly - 750 ft buffer

 No Sale Property Buffer

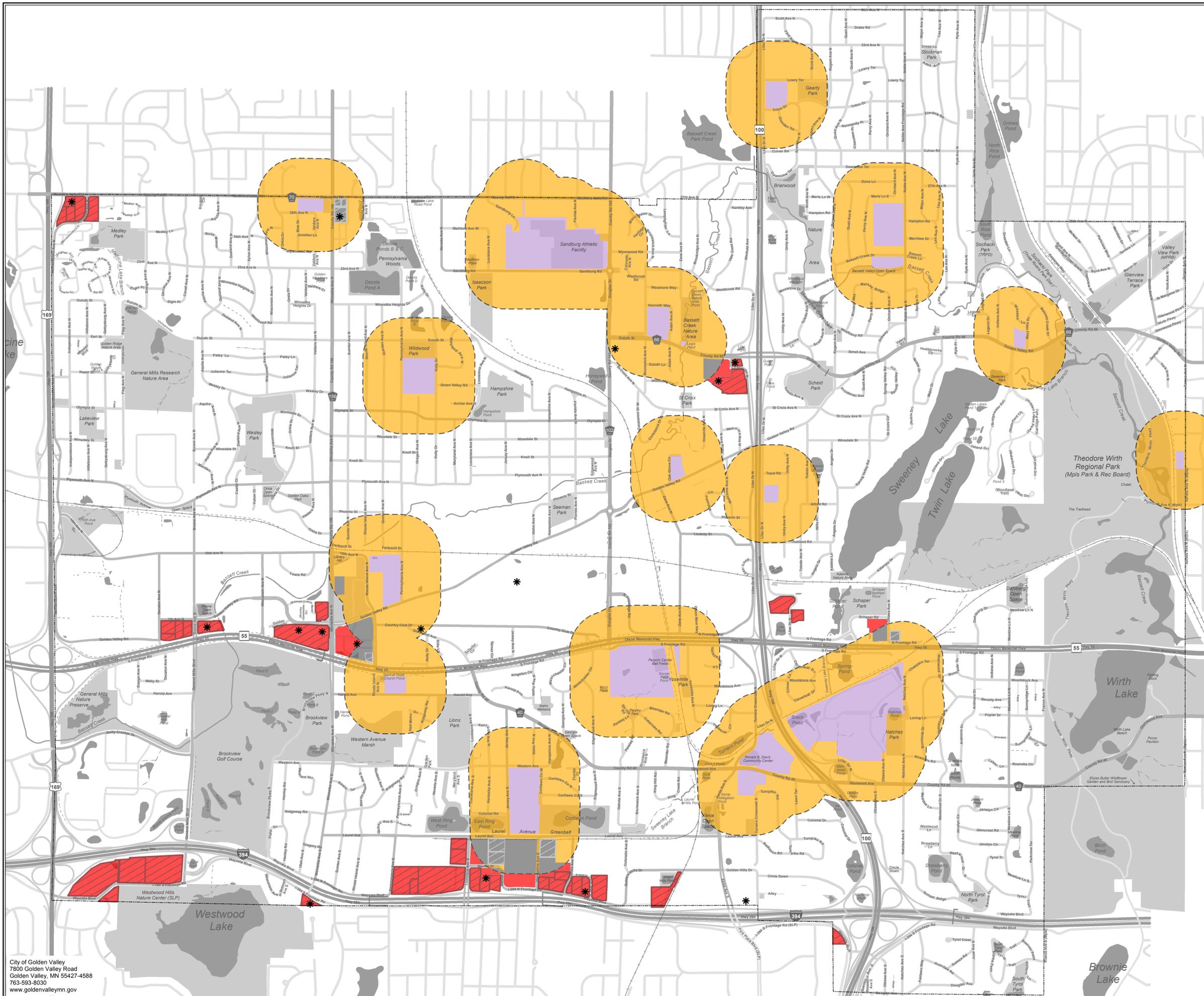
Commercial (63)

 Sales Allowed - Full Property (42)

 Sales Allowed - Partial Property (13)

 Sales Disallowed - Partial Property (13)

 Sales Disallowed - Full Property (8)



TOBACCO SALES

Scenario C

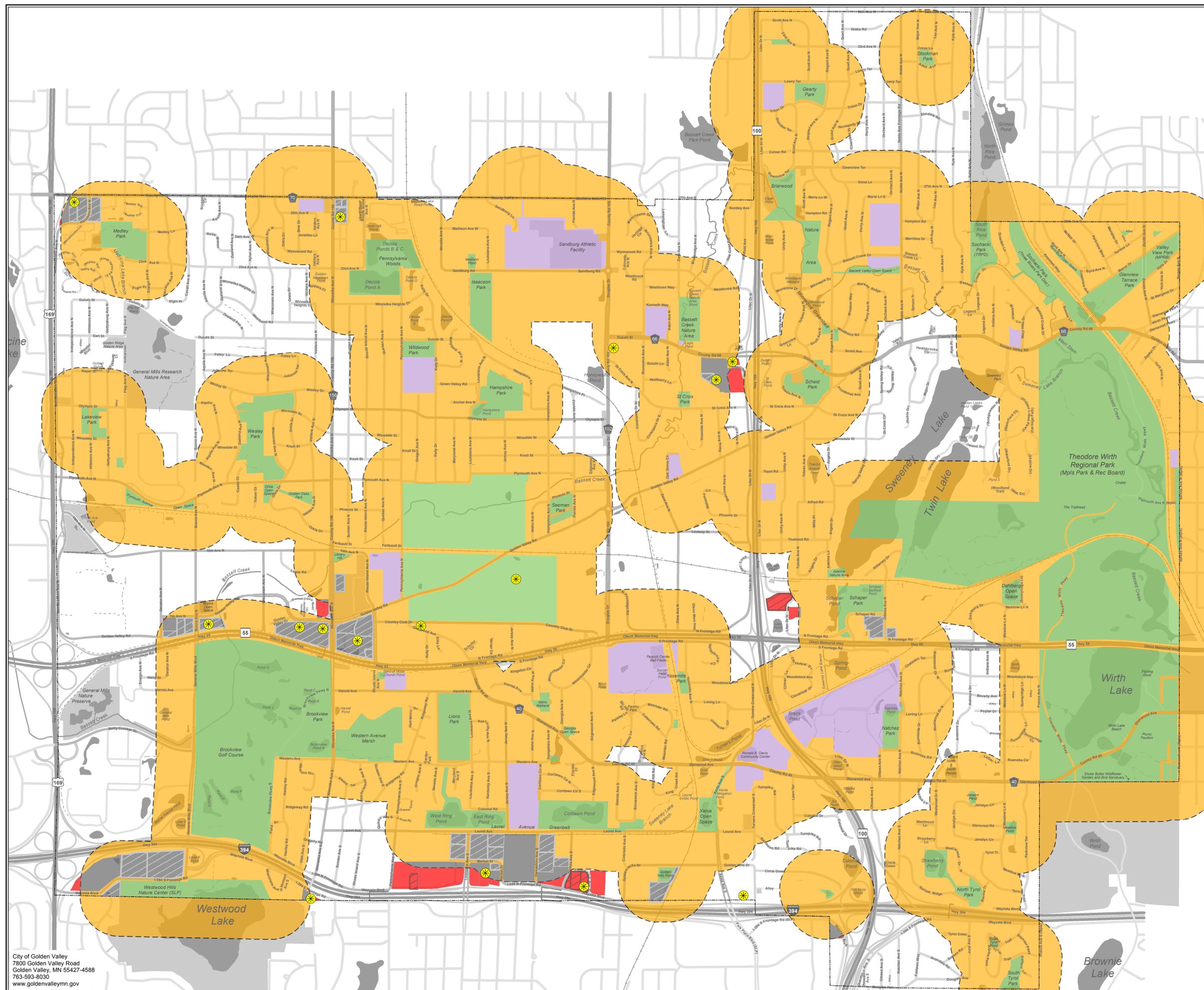
☼ Existing Tobacco License

Sale Restrictions

- Assembly - 1000 ft buffer
- Parks and Natural Areas - 750 ft buffer
- No Sale Property Buffer

Commercial (63)

- Sales Allowed - Full Property (6)
- Sales Allowed - Partial Property (22)
- Sales Disallowed - Partial Property (22)
- Sales Disallowed - Full Property (35)



TOBACCO SALES

Scenario D

 Existing Tobacco License

Sale Restrictions

-  Assembly - 750 ft buffer
-  Parks and Natural Areas - 500 ft buffer
-  No Sale Property Buffer

Commercial (63)

-  Sales Allowed - Full Property (21)
-  Sales Allowed - Partial Property (25)
-  Sales Disallowed - Partial Property (25)
-  Sales Disallowed - Full Property (17)



TOBACCO SALES

Scenario E

☼ Existing Tobacco License

Sale Restrictions

- Assembly* - 1000 ft buffer
- Parks and Natural Areas** - 500 ft buffer
- No Sale Property Buffer

Commercial (63)

- Sales Allowed - Full Property (29)
- Sales Allowed - Partial Property (22)
- Sales Disallowed - Partial Property (22)
- Sales Disallowed - Full Property (12)

*Assembly excluding churches unless a school facility also resides there. Libraries were added in.
**Natural Areas excluding those which have no recreational opportunities such as playgrounds, ballfields, trails, or open grassy areas.



TOBACCO SALES

Scenario F

☼ Existing Tobacco License

Sale Restrictions

- Assembly* - 750 ft buffer
- Parks and Natural Areas** - 500 ft buffer
- No Sale Property Buffer

Commercial (63)

- Sales Allowed - Full Property (31)
- Sales Allowed - Partial Property (21)
- Sales Disallowed - Partial Property (21)
- Sales Disallowed - Full Property (11)

*Assembly excluding churches unless a school facility also resides there. Libraries were added in.
**Natural Areas excluding those which have no recreational opportunities such as playgrounds, ballfields, trails, or open grassy areas.



TOBACCO SALES

Scenario G

Existing Tobacco License

Sale Restrictions

- Assembly* - 1200 ft buffer
- Parks and Natural Areas** - 500 ft buffer
- No Sale Property Buffer

Commercial (63)

- Sales Allowed - Full Property (26)
- Sales Allowed - Partial Property (22)
- Sales Disallowed - Partial Property (22)
- Sales Disallowed - Full Property (15)

*Assembly excluding churches unless a school facility also resides there. Libraries were added in.
**Natural Areas excluding those which have no recreational opportunities such as playgrounds, ballfields, trails, or open grassy areas.



TOBACCO SALES

Scenario H

☼ Existing Tobacco License

Sale Restriction

⬢ Athletic Field, Playground, or School - 1000 ft buffer

⬢ Public Athletic Space

⬢ Public Playground

⬢ No Sale Property

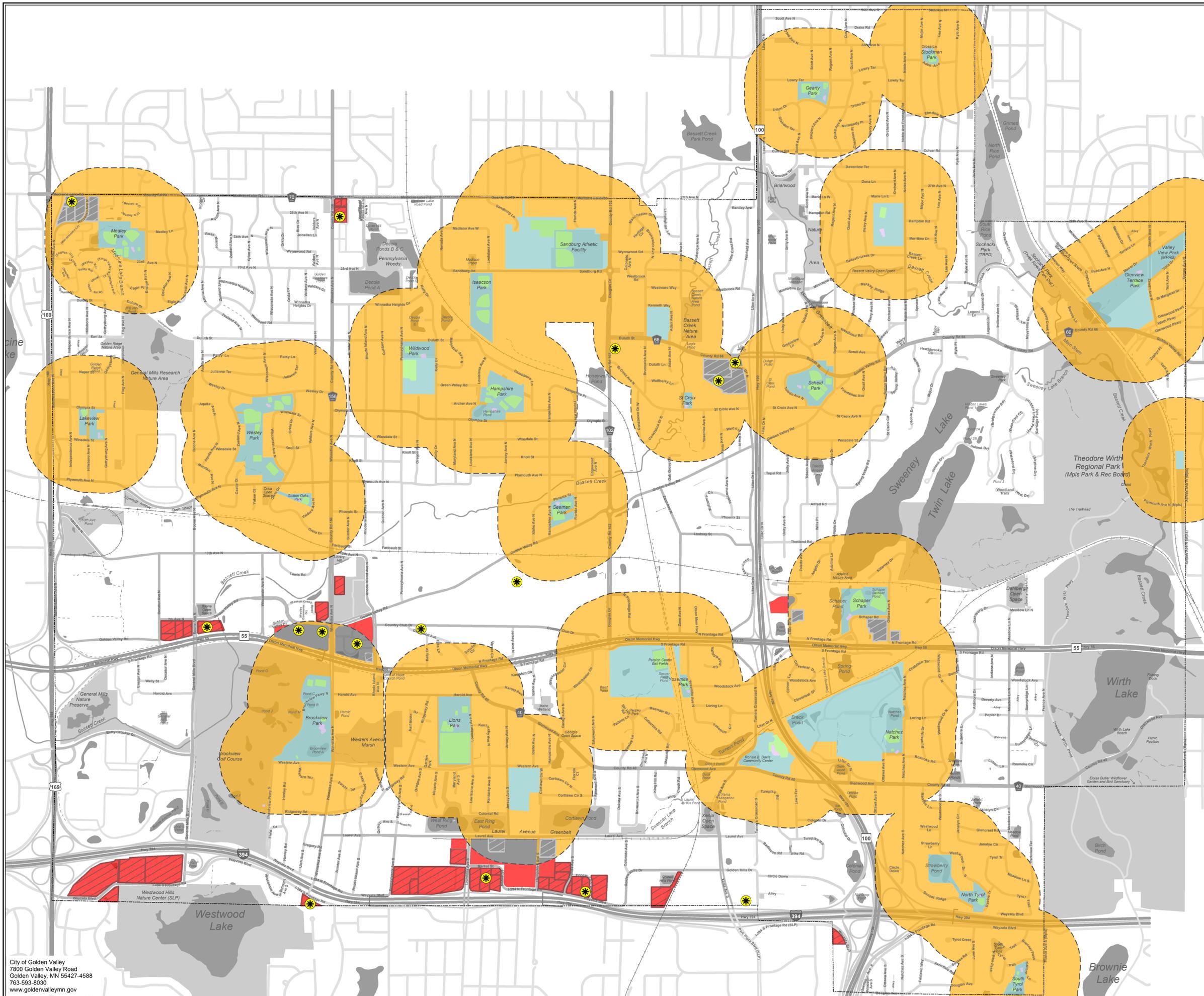
Commercial (63)

▨ Sales Allowed - Full Property (37)

▨ Sales Allowed - Partial Property (11)

▨ Sales Disallowed - Partial Property (11)

▨ Sales Disallowed - Full Property (15)



Print Date: 2/4/2020

Sources:

-Hennepin County Surveyors Office for Property Lines (2019)

-City of Golden Valley for all other layers.





MEMORANDUM
Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: February 10, 2020
To: Golden Valley Planning Commission
From: Jason Zimmerman, Planning Manager
Subject: Proposed Adjustments to Narrow Lot Regulations

Summary

The City Council has directed the Planning Commission to engage in discussion around the zoning regulations for narrow lots (generally those under 65 feet in width and specifically for those 50 feet or less in width) and to propose any recommended changes to help mitigate impacts on surrounding properties. An online survey about narrow lots was conducted during the month of January; a report on the results of the survey is attached. Based on past conversations with subject experts and with feedback from residents, staff is prepared to lead a discussion on possible changes to the side yard and corner lot setback requirements.

Requested Action

Staff is looking for discussion and possible consensus around modifications to side yard and corner lot setbacks for narrow lots.

Online Survey

Throughout the month of January 2020, the City conducted an online survey that asked questions regarding impressions around narrow lots. Postcards were mailed to all single-family property owners. Different survey links were provided to narrow lot owners and to non-narrow lot owners; the only difference between the two surveys was the narrow lot owners were asked a handful of additional questions about their properties.

369 responses were recorded. In general, the concerns expressed regarding narrow lots mirror the comments made at the Public Forum held on January 16. Residents are worried about the height and massing of new homes on narrow lots, the size of the side yard setbacks, stormwater runoff, and general impacts to neighborhood character. A full accounting of all of the responses – along with emails received by staff – is attached.

Side Yard Setbacks

After the height of new homes being built on narrow lots, the question of side yard setback width was one of the most frequently mentioned concerns. As summarized at an earlier Planning Commission meeting, Golden Valley sets side yard setbacks based on lot width and uses three key thresholds for determining the minimum side yard setback:

Lot Width	Side Yard Setback
Lots with width 100 feet or greater	15 feet
Lots with width greater than 65 feet and less than 100 feet	12.5 feet
Lots with width 65 feet or less	
North or west side yard setback	10% of the lot width
South or east side yard setback	20% of the lot width

Looking at the side yard setbacks of peer cities, staff also demonstrated that Golden Valley already has larger setbacks on its narrowest lots. For 40 foot wide lots, Golden Valley requires a minimum of 12 feet of setback. Most other cities allow the total setback to be as little as 10 feet.

City	Side Yard Setback
Golden Valley	8 feet and 4 feet for narrowest lots
St. Louis Park	7 feet and 5 feet
Robbinsdale	5 feet
Crystal	5 feet
Richfield	5 feet
Roseville	5 feet
Edina	Begins at 5 feet, increases with greater lot width
Minneapolis	Begins at 5 feet, increases with greater lot width

There is a close relationship between the side yard setbacks on narrow lots and the design/floor plan of the homes that are built. The setback size is more critical for lots that are 50 feet or less because of the limitations that then result for the width of the building envelope. Coupled with the City requirement that each single-family lot have a two-car garage, there is little room for creativity in design and the result is a garage dominated façade. The table below shows the relationships between lot size, setback size, and the subsequent width of the building envelope.

(all measurements in feet)

Lot Width	Side Setback 1	Side Setback 2	Total Setback	Building Envelope Width
100	15	15	30	70
80	12.5	12.5	25	55
65	12.5	6.5	19	46
60	12	6	18	42
55	11	5.5	16.5	38.5
50	10	5	15	35
45	9	4.5	13.5	31.5
40	8	4	12	28

The narrowest reasonable width of a two-car garage is roughly 22 feet. Subtracting this from building envelope width demonstrates how little distance remains to create a welcoming front entry, let alone a front porch or window out to the front yard. The impact is greatest for lots less than 50 feet wide.

(all measurements in feet)

Lot Width	Building Envelope Width	Two-car Garage Width	Entry Width Remaining
100	70	22	48
80	55	22	33
65	46	22	24
60	42	22	20
55	38.5	22	16.5
50	35	22	13
45	31.5	22	8.5
40	28	22	6

Staff is proposing a two part solution to this problem.

First, revise the minimum side yard setback requirements so that they never fall below 15 feet in total setback width, which is the current total setback for 50 foot wide lots. Keeping the smallest of the two setbacks (the one that is 10% of the lot width) at a minimum of 5 feet avoids building and fire code issues which require additional fireproofing for any structure closer than 5 feet from the property line. The side yard setbacks for lots under 65 feet in width could continue to be split at 10% and 20% of the lot width, or they could be divided evenly at 15% of the lot width on each side. That would result in side setbacks of 7.5 feet (or 15 feet of total setback) for any lot 50 feet wide or less.

Second, allow lots 50 feet in width or less to construct a home with only a one-car garage, similar to single-family homes in the R-2 zoning district (which are also allowed to subdivide at a distance of as little as 50 feet in width). The R-2 regulations limit the width of the front garage wall to 65% of the building façade, which then allows (requires) enough front façade width to remain in which to construct a wider and more attractive front entry. Assuming a one-car garage could take up as little as 12 feet in width (though it could be wider), the following widths remain within the building envelope:

(all measurements in feet)

Lot Width	Total Setback	Building Envelope Width	One-car Garage Width	Entry Width Remaining
50	15	35	12	23
45	15	30	12	18
40	15	25	12	13

On a 40 foot wide lot, a one-car garage could be up to 16.25 feet wide (using the 65% rule). Even then, there would be room remaining for an 8.75 foot wide entry.

Secondary Front Yards

Front yard setbacks, as applied to corner lots, have also been an area of concern from residents and members of the Board of Zoning Appeals, who have received variance requests related to this issue. For narrow lots, the typical 35 foot front yard setback – if applied – could render the lot unbuildable as the amount of total setback (side and front yard) could be more than the entire width of the lot. Up until 1983, a provision in the Zoning Code carved out an exception to the front yard setback on the second front yard (or “side” yard) in order to preserve a buildable envelope. This regulation was removed from the City Code as part of a larger code clean-up with no details recorded as to why this particular change was made or if the ramifications were considered.

Evaluation of peer city regulations show that exceptions have been made for these secondary front yards, requiring a setback that is much less than that of the primary front yard.

(all measurements in feet)

City	Front Yard	Secondary Front Yard Setback
Golden Valley	35	35
St. Louis Park	25	15 or 9 for lots less than 60 feet wide
Robbinsdale	30	15 or 5 for 40 foot wide lots
Crystal	30	10
Richfield	30	12
Roseville	30	10
Edina	30	15
Minneapolis	20	8

Using the side yard setback adjustments outlined above, staff further recommends setting the secondary front yard at 15 feet for lots 65 feet in width or less, with the caveat that this setback be reduced when necessary in order to keep the building envelope at the 22 foot minimum, similar to the previous code provision.

Under the scenario, some lots under 47 feet in width would need to have the secondary front yard reduced further (shown in yellow below) – potentially to as little as 8 feet. This would avoid the need for variances.

(all measurements in feet)

Lot Width	Side Setback	Secondary Front Yard Setback	Building Envelope Width
100	15	35	50
80	12.5	35	32.5
65 a	6.5	15	43.5
65 b	12.5	15	37.5
60 a	6	15	39
60 b	12	15	33
55 a	5.5	15	34.5
55 b	11	15	29

50 a	5	15	30
50 b	10	15	25
45 a	5	15	25
45 b	10	13	22
40 a	5	13	22
40 b	10	8	22

Lot widths “a” are on the south or east faces of the block; lot widths “b” are on the north or west faces of the block. This positioning results in different widths of interior side yard setbacks.

Side Wall Articulation

Finally, attention should be paid to the issue of side wall articulation. The current code requires side walls over 32 feet in length to articulate in or out 2 feet for a minimum distance of 8 feet. Certain structural elements – bay windows and chimney chases, for example – are allowed to extend into the side yard setback to meet this requirement. Residents have expressed concern that these additional extensions into the side yard setbacks can effectively reduce the distance to the property line to as little as 2 feet for a 4 foot side yard setback. Even under the revised scenario proposed above, a 5 foot side yard setback could feel like a 3 foot setback with the presence of a large bay window.

There are two potential solutions to this concern. Option 1 would be to remove the side wall articulation requirement for one or both sides of lots under a certain width. Option 2 is to prohibit these structures from extending into the side setback area and require the articulation take place within the building envelope.

The drawback to the first option is that has the potential to create long flat side walls that are unattractive and act like a “canyon” between homes. The drawback to the second option is that it has the potential to effectively reduce the width of the building envelope by 2 to 4 additional feet.

Staff suggests considering Option 2, which would likely result in more attractive home designs, though construction costs could increase in order to accommodate shifting portions of long side walls in by at least 2 feet.

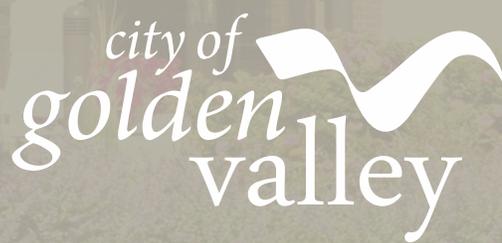
Next Steps

Staff will continue to bring forward options for zoning modifications to height, massing, and lot coverage/impervious percentages on narrow lots.

Attachments

Narrow Lot Study – Community Input Report (92 pages)

NARROW LOT STUDY COMMUNITY INPUT REPORT



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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.

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 · 🌐

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.





969
People Reached

207
Engagements

  14

 **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

1 Like

Additional Information

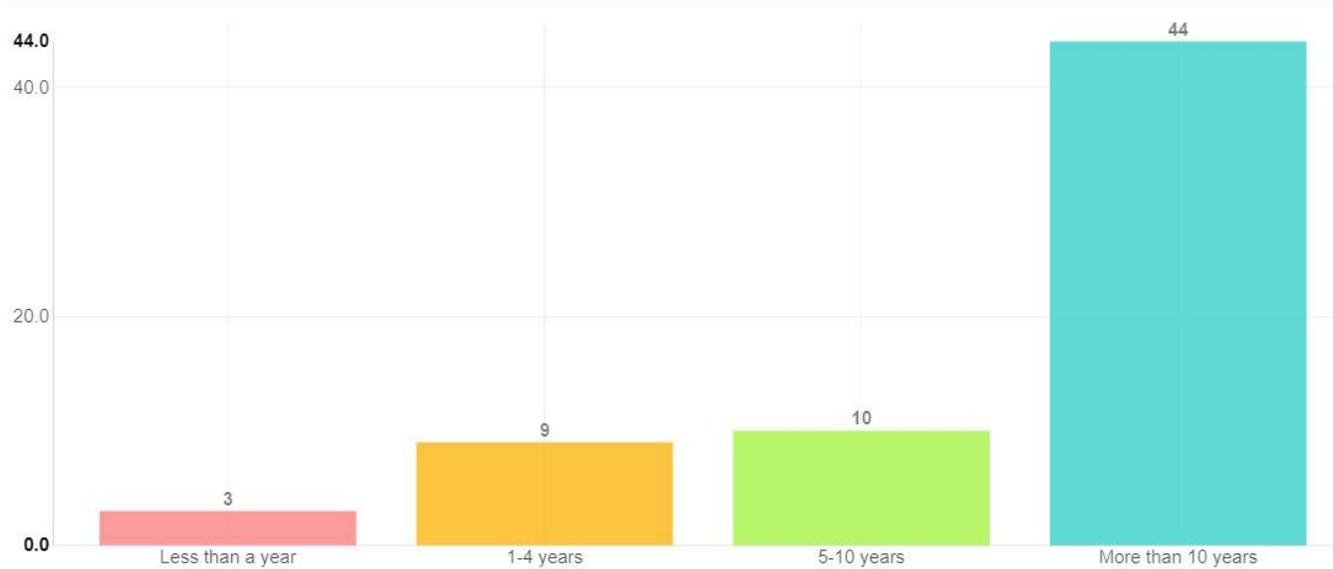
In addition to the online and social media responses, staff received input from members of the public via email (see Appendix B).

Demographics

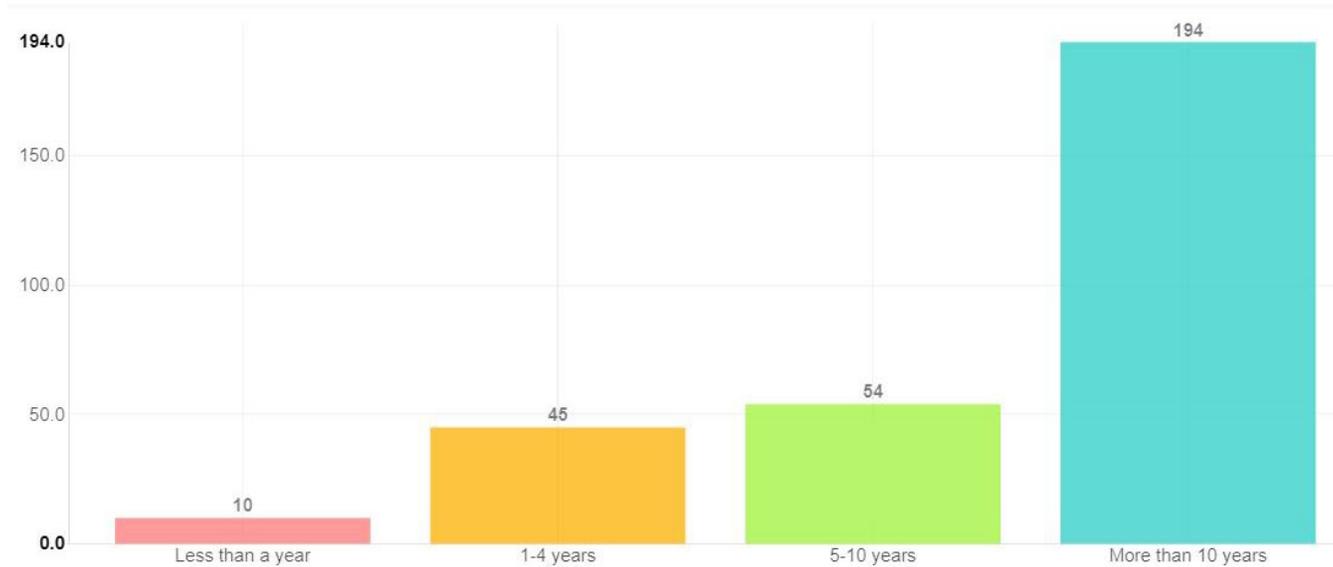
How long have you lived in your current home?

A majority of respondents in both surveys have lived in their home for more than 10 years, while only a combined 67 respondents have lived in their homes for less than four years.

Narrow Lot Respondents



Non-Narrow Lot Respondents

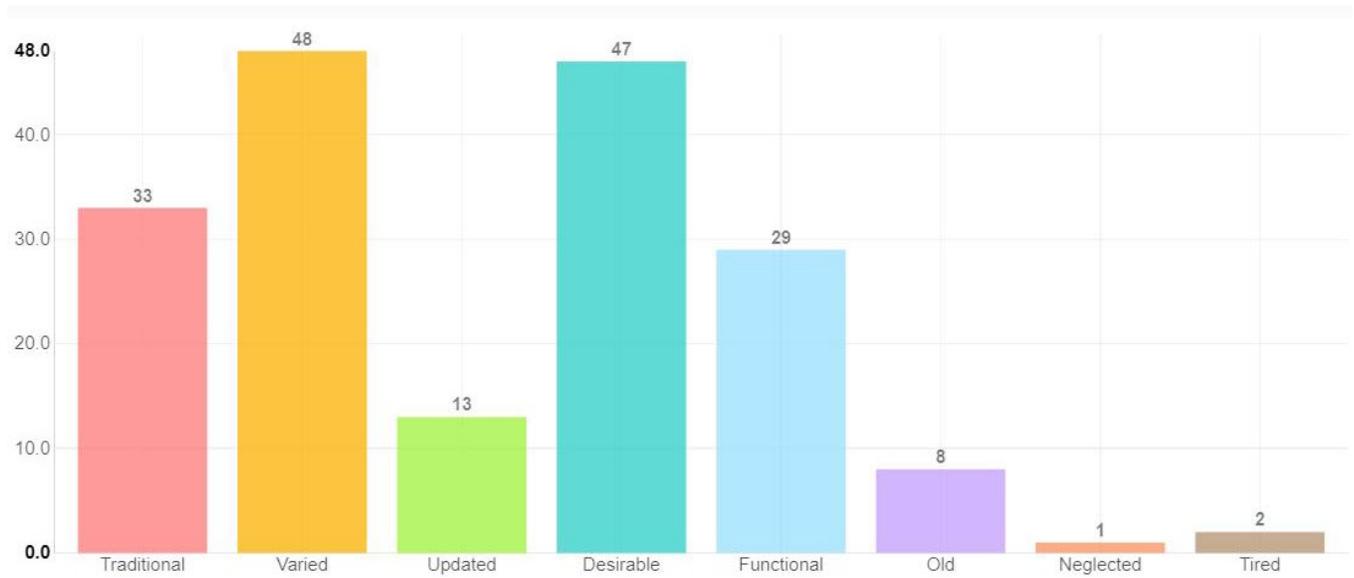


Golden Valley Housing Characteristics

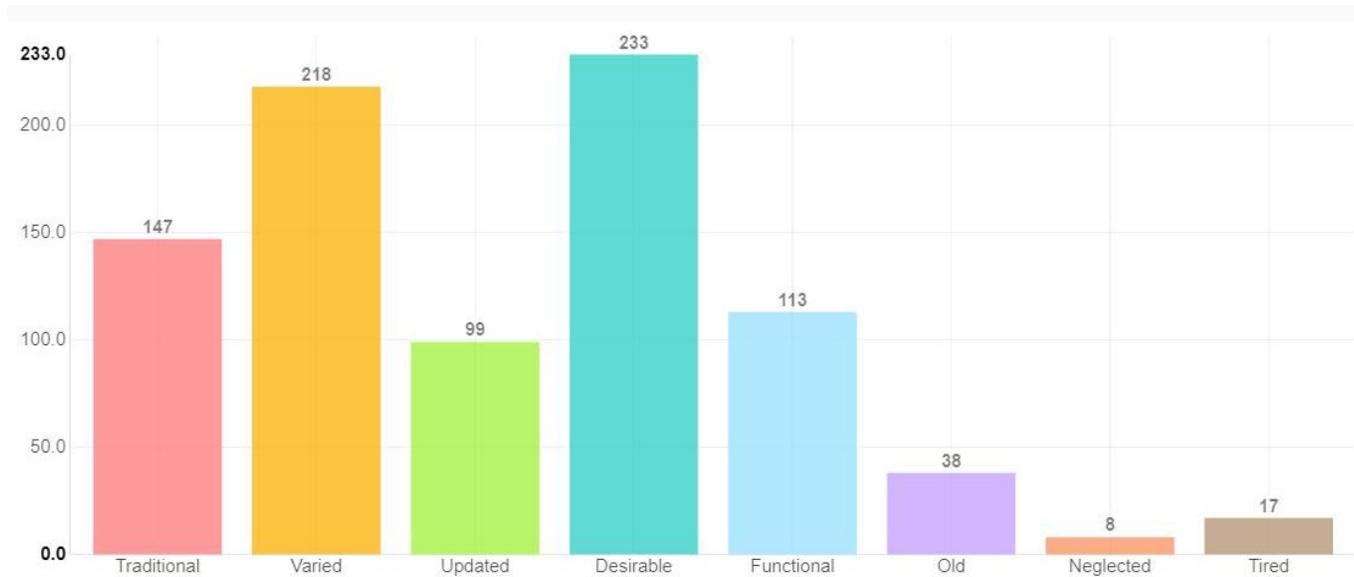
Which of the following characteristics do you feel best describe Golden Valley's existing housing market? (select all that apply)

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

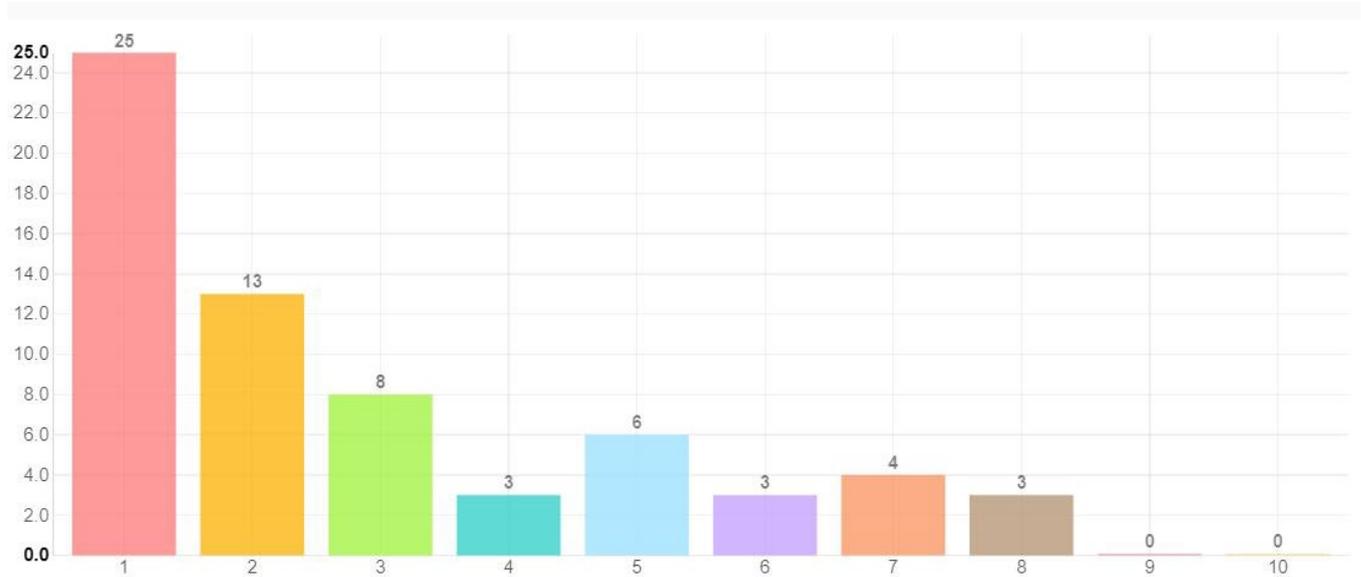


Narrow Lot Concerns

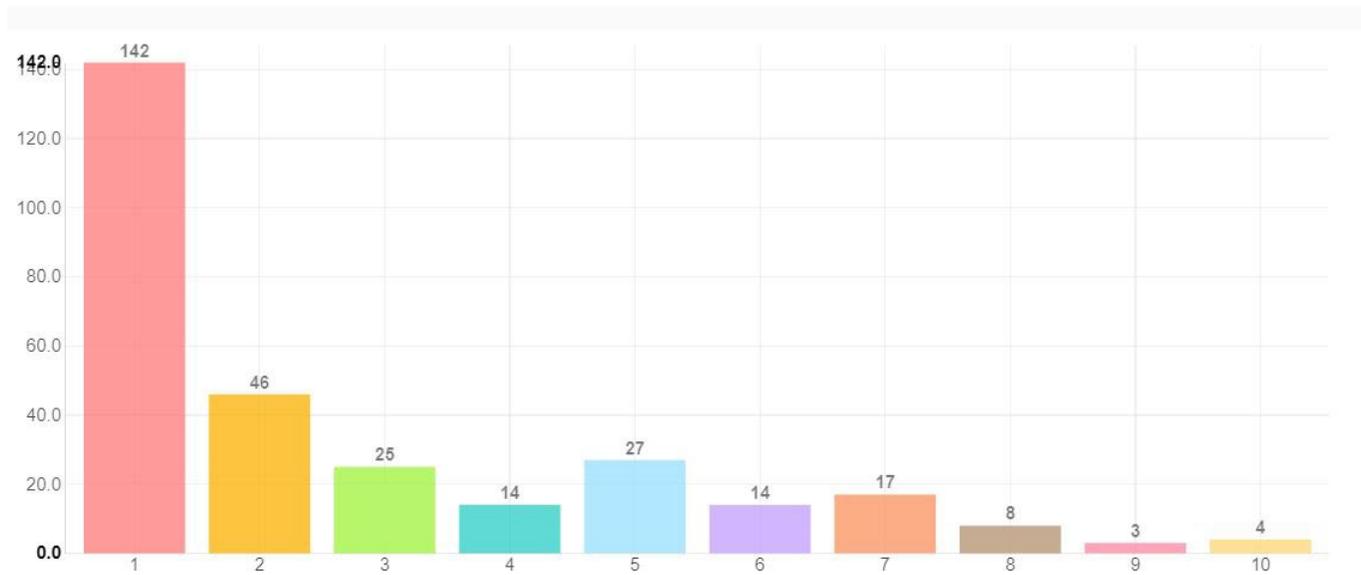
On a scale of 1-10, how involved have you been so far in the conversation surrounding narrow lots in Golden Valley? (1 being little involvement, 10 being a lot of involvement)

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



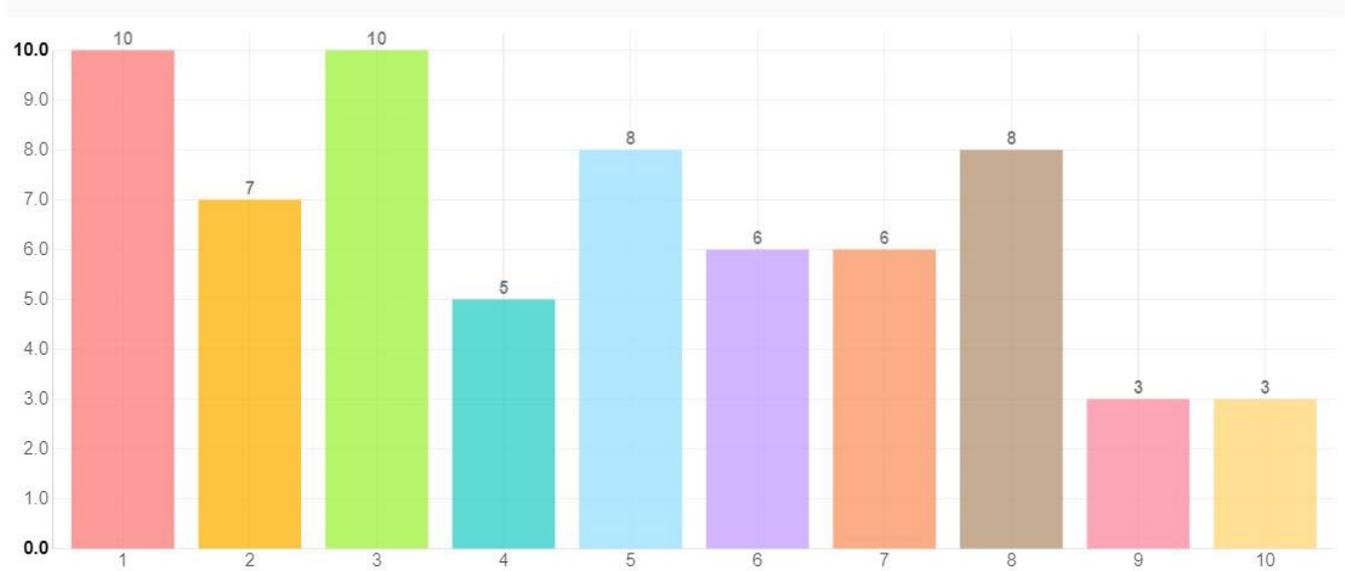
Non-Narrow Lot Respondents



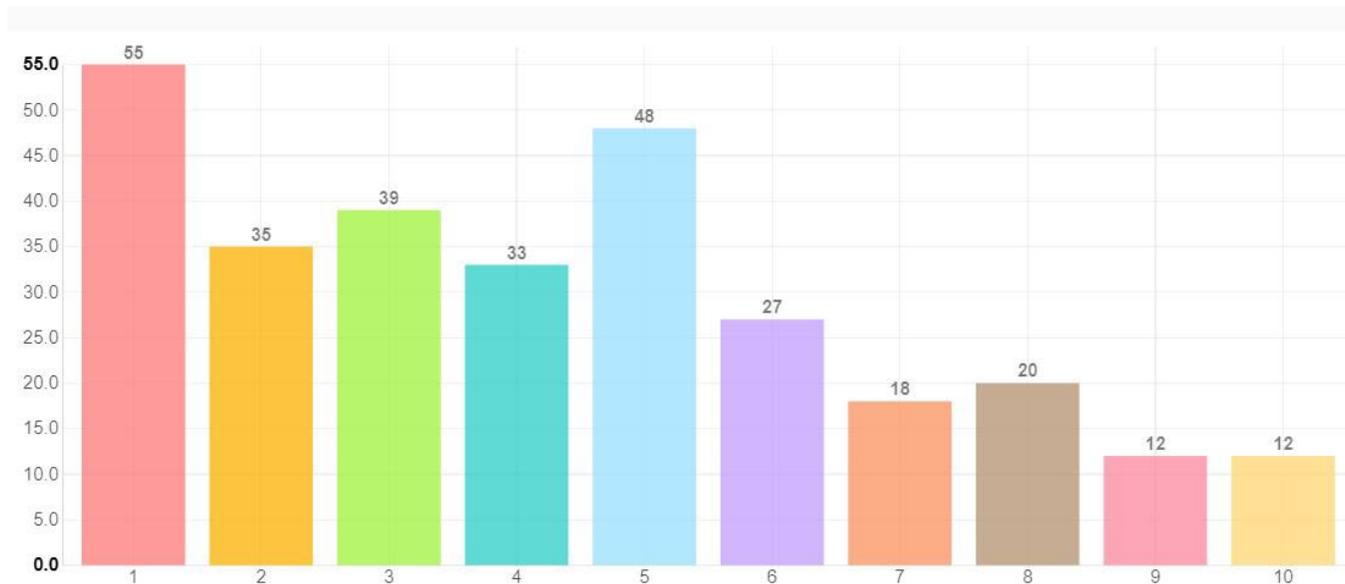
On a scale of 1 to 10, how familiar are you with the City's existing zoning regulations? (1 being little familiarity, 10 being a lot of familiarity)

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



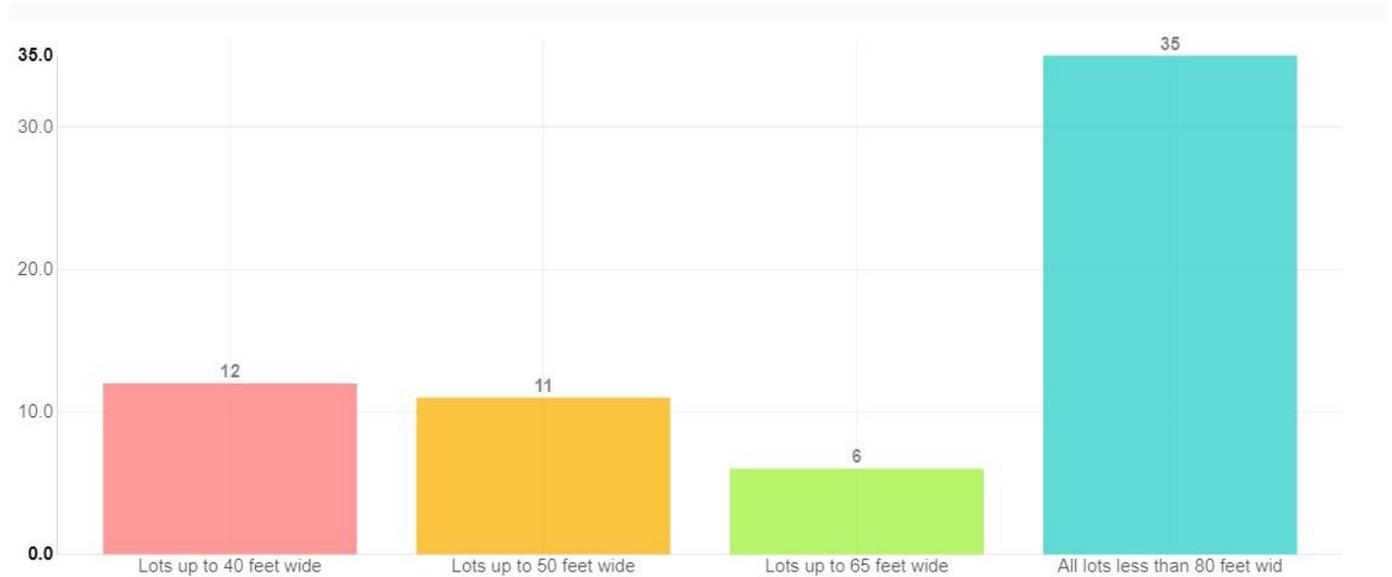
Non-Narrow Lot Respondents



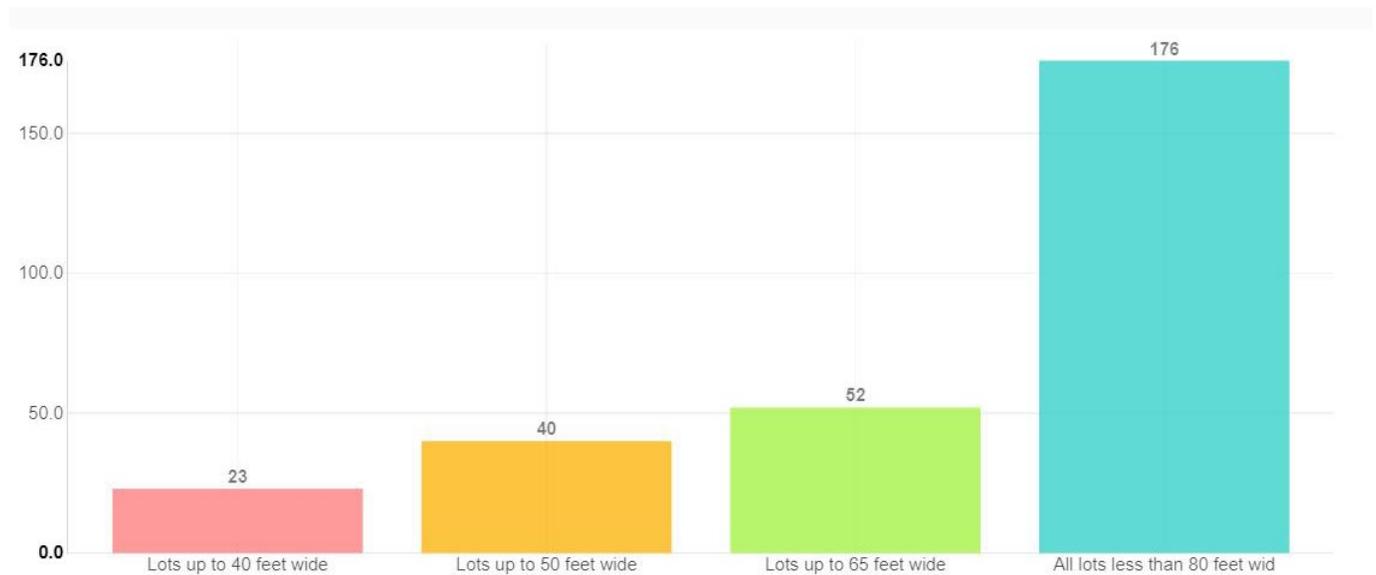
The City requires new subdivided lots to be at least 80 feet wide. What size lots would you consider to be "narrow lots" for regulatory purposes?

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

Narrow Lot Respondents



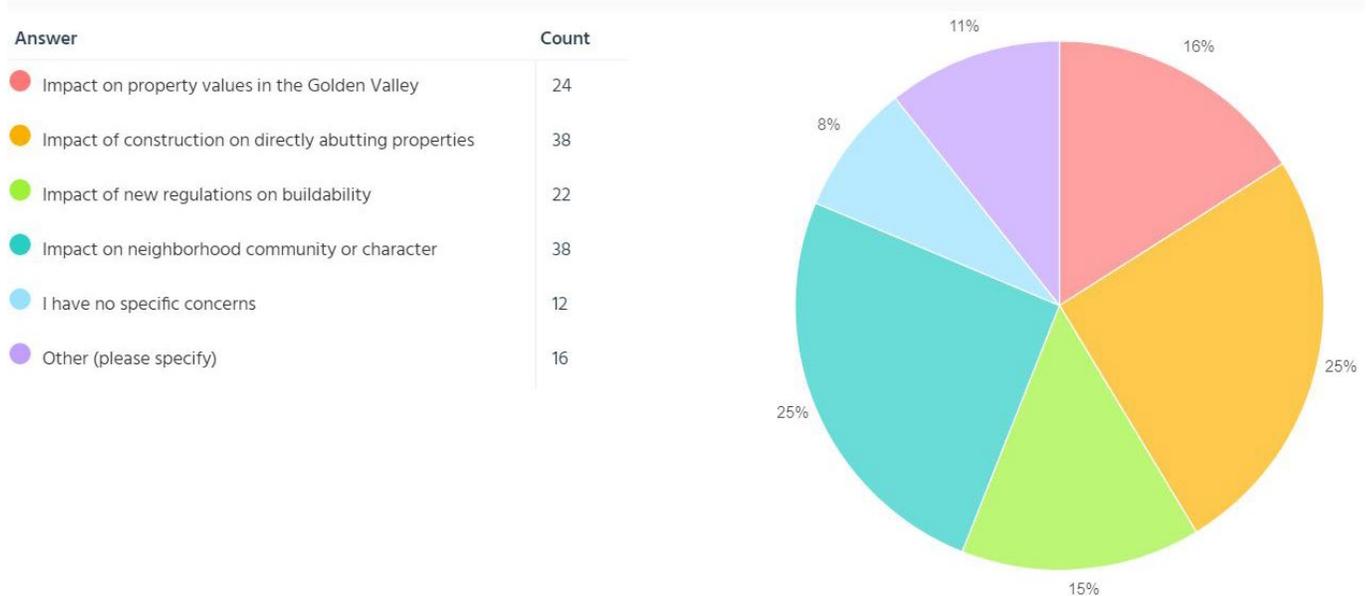
Non-Narrow Lot Respondents



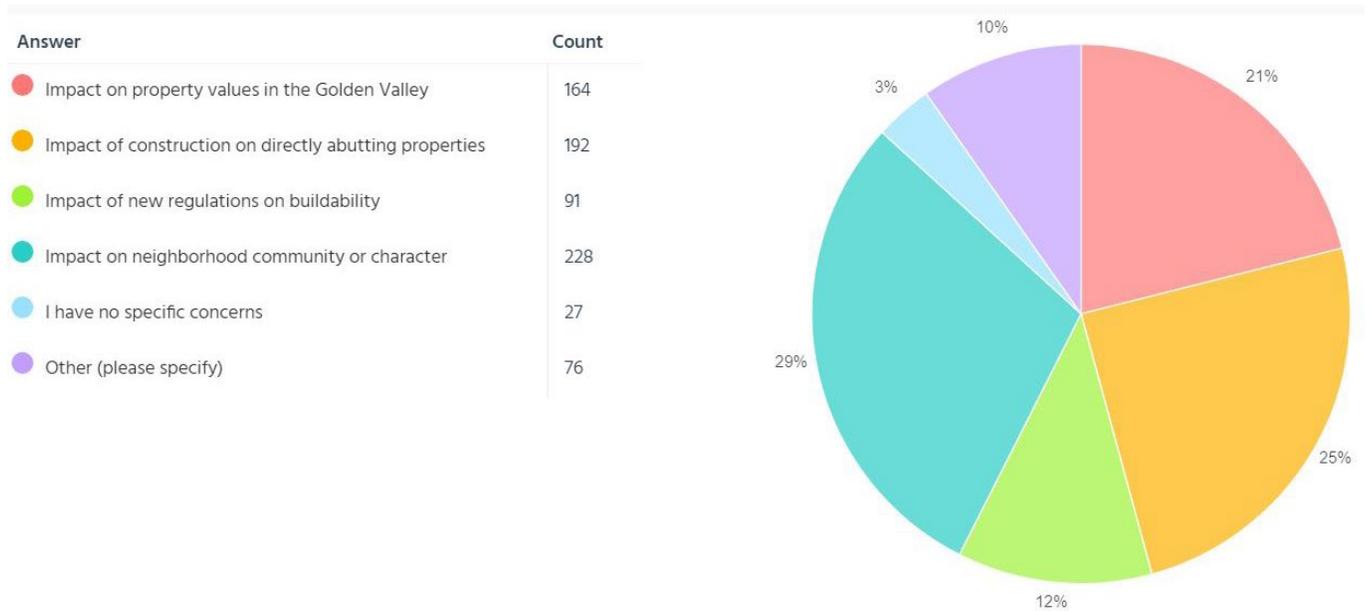
What concerns do you have about new homes on narrow lots? (select all that apply)

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



Non-Narrow Lot Respondents



Narrow Lot "Other" Responses	
Erick Kroeger	There are efficiencies and affordability for small homes on smaller lots.
Maia setterholm-Wright	I think people should be able to build. It increases home values for everyone and newer, nicer homes add to positive community growth.
Michelle Jorgenson	I don't want to see new homes crammed in to our neighborhoods.
Erick Kroeger	There are efficiencies and affordability for small homes on smaller lots.
Aaron Huppert	Natural light impacts to existing houses
Aaron Huppert	Natural light impacts to existing houses
juan	parking, tucked under garage, people diving their lots bigger than 100 feet
Jamie Fitzgerald	Concern for home owners of narrow lots and ability to improve their property
Aaron Huppert	Natural light impacts to existing houses
Aaron Huppert	Natural light impacts to existing houses
Keppen Kettering	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.
nina Bentley	How Size and Position of Home can affect personal privacy for both parties
Eugene F. and Catherine Schlumpberger	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.
Neal Kielar	The city's continual selling out to moneyed developers with little regard for residents and the long term character of the community.
Maggie Bostrom	sunlight obstruction, noise, light from larger buildings so close, water run off onto smaller house and property, and privacy!
Maggie Bostrom	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....
Alvin Stobbe	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.
LW	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)
Jon Mehus	Water run off to existing properties, mature trees being cut down & not being replaced.

Non-Narrow Lot "Other" Responses	
Art Obinger	Destroys the charm of GV
Laura Marahrens	big houses on small lots means fewer trees, affects the wooded feel of your neighborhood
Ellen Brenna	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.
Claire DeBerg	environmental impacts
Norma Boe	I want to maintain infrastructure to meet the needs of our growing population
Charles PArkurst	Undermining existing character of the city
Dick Edwards	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.
David Miller	Impact on livability of existing homes
SharonBovie	Dense population boundaries and snow issues piling up!
Charles Quimby	View, shading and other impingement on adjoining properties (same as with any construction).
Adams	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.
John Lehman	Environmental impacts of increasing density of population in neighborhood.
Tony Riley	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.
Karen Norell Dung Truong	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.
Gene Scheffler	street parking may increase heavily
Stephen Glomb	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.
Tom Hegblom	Aesthetic issues
Tracey Ruzicka	Residents who fight change, growth and development
Damon Struyk	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.
Gwen Daniels	I like the variety of the houses!
Heidi Annexstad	loss of green space, the undesirability of crowded, cluttered neighborhoods
steve Shapiro	DDevelopers have found ways to "stretch" the rules by manipulating the regrading of lots An example is the requirement to raise the grade atleast 2 feet for drainage purpose, 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
Howard Wirth	Ruining the existing character of neighborhoods. That character is what makes GV a desirable location for both new and existing residents
Amy Lee	Environmental; wildlife; impact on infrastructure
Rabi Vandergon	shading nearby homes
Annie Gillette Cleveland	Some of the new houses are too big for the small lot size; there should be a ratio of foot print to lot size
Lena Lakoma	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.
Millicent Flowers	Must create enough setback to allow for adequate drainage on both sides.
John Magers	Impact of greater density on roads and infrastructure; on environment
Andrew Snope	Infringing on property owners rights, taking of land.
brittany Remme	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.
Jaroslav Alexandra Cervenka	Disturbing esthetic rhythm of the houses around (etween low houses suddenly huge and tall ones)

Paul Schneck	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.
William Linder	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
Kris baggenstoss	Impact of privacy and enjoyment of adjoining lots.
Susan Miller	Building on narrow lots detracts from the look and feel of the community.
Nancy J. Crichton	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.
Jackie DesJarlais	Cluttering up our neighborhood with more and more houses. What makes our neighborhood beautiful are the expansive lots with nice big yards.
Debra Whalen	Environmental : old growth tree reduction, surface water run-off issues
Greg Reiersen	Housing density, ugly McMansions on undersized lots
elizabeth	see below
Michael Schock	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.
Bryan Kreske	Potential property tax increases for established home if new home has a value significantly above existing homes. Don't want people priced out of their homes
Chris and lauren LaBounty	Water quality, potential to increase flooding in city, homes too close to each other
George Boyse	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?
Nancy	This is gentrification and is promoted by the builders to amplify their income.
Thomas Hansen	Environmental impact, more
Thomas Hansen	Environmental impact, more impervious surface area, less green space
Kenneth Valentas	If the section along Laurel Avenue is an example of narrow lots it is absolutely unattractive .
Virginia Komarek	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.
Kathleen Thorsell	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

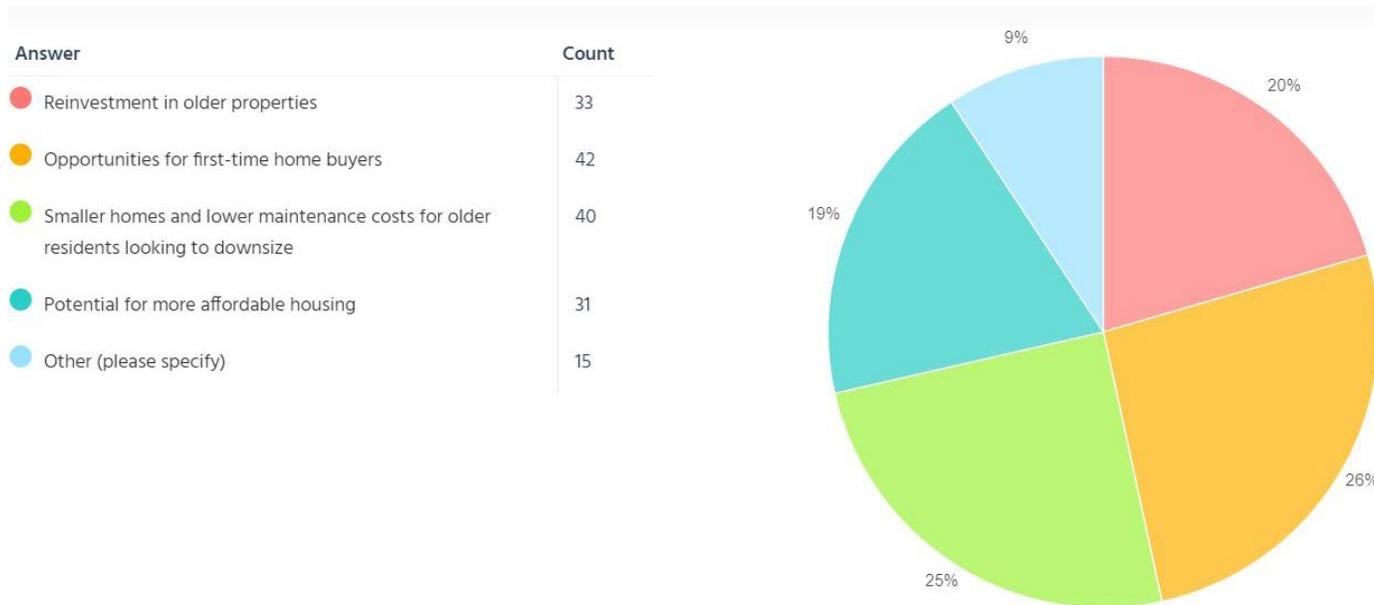
Sara Mausser	overbuilt homes for the lot sizes. Looming.
David Grosser	Impact of privacy for neighbors
Virginia Avery	Too dense
John Griffiths	Narrower setbacks
bonnie creason	It also appears the smaller lots/houses tend more likely tend to be rentals, which should not be scattered in many GV neighborhoods (prefer they be in concentrated areas)
Wendy Lulavy	I think you destroy neighborhoods by creating such tight lots. Golden Calley was special because of the size of the lots
Stephanie Jaynes	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!
Mae Held	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!!!
Sonia Casey	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.
Muffie taggett	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.
Brian Koberstein	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.
Janice Downing	Materials used to build the home will not reflect high end housing
Taylor Ward	To many regulations on lots even at 80ft are getting hard for people to build on. Driving out people that want to build.
Kathy Longar	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?
Barbara Krenn	Not in line with the history of properties in Golden Valley
Paul Rust	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.

Kimberley A Albee	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.
Kolasa Robert Joseph	Outsize homes built by developers on lots that are too small.
cathy waldhauser	Narrow compacted areas between homes that are too dark to plant and increase runoff.
Patricia Pennington	Potential fire hazard being so close to each other
Cheryl Scott	The cheap building materials being used!! Not enough surprise inspections!!
MaryPat and William Gibbs	
Heather Fraser and Jonathan McDonagh	Construction noise throughout the neighborhood. Environmental concerns about tear-down/rebuild. Increased pervious cover. Loss of mature trees.
Trish Mintz	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.

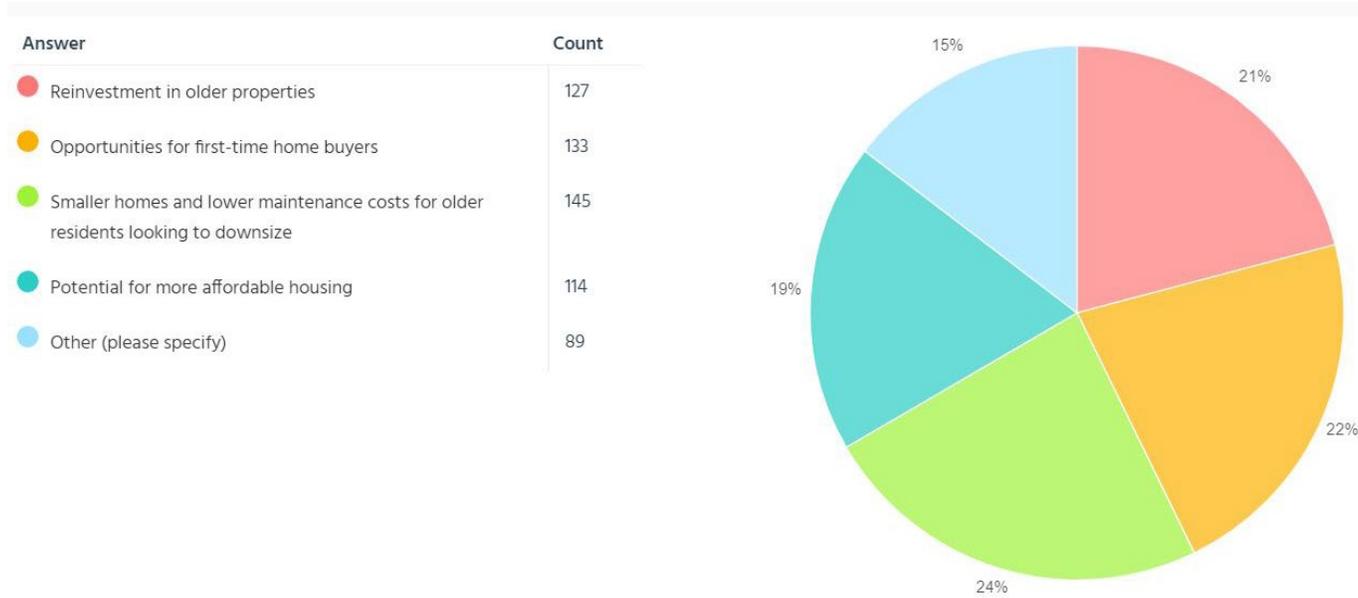
What opportunities do you think new homes on narrow lots might allow? (select all that apply)

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



Non-Narrow Lot Respondents



Narrow Lot "Other" Responses	
Ann Frisina	Large house for people looking for new homes between 500,000-750,00
mary jo stromberg	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!
Maia setterholm-Wright	Yes, love new homes!
Jeffrey Remakel	New properties, bringing new tax dollars and updated building into the community
C S	None of these have been affordable
John Baranick	more tax base for the city govt
Craig Paschke	More tax base for the city
juan	bigger tax base,
nina Bentley	the home really should meet the standard upgrade appearance for that neighborhood, Too Large is not always attractive.
Eugene F. and Catherine Schlumpberger	We have the location! Build a home that will fit in with the current homes. We think GV wants the tax revenue for these ridicules mcmansions, our opinion will not matter.
Leslie Hacking	None. One beauty of GV is larger lot sizes.
Neal Kielar	No advantages. Sub-dividing lots will ruin the character of neighborhoods and harm home values of adjacent properties.
Maggie Bostrom	Maggie
Maggie Bostrom	nothing, these homes are huge, out of proportion mcmansions towering over existing homes, taking sunlight, privacy, and destroying foliage.
LW	More energy efficient, more density, more social connectedness

Non-Narrow Lot "Other" Responses	
Art Obinger	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!
Laura Marahrens	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
Lois and James Fruen	Removing houses that have not been maintained; keeping the neighborhood from turning into an area of rental homes
Ellen Brenna	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.

Claire DeBerg	How would a NEW home on a narrow lot offer reinvestment in OLDER properties?? This question does not make sense.
Kevin Pleban	None of the above
	Higher profits for developers
Norma Boe	We need more affordable housing in the Cities - Poor people are paying too much of their income on housing
Sharon Doran	The homes we have seen built on narrower lots have not been more affordable or smaller.
David Miller	David
SharonBovie	Increased profits for all developers and NO REAL BENEFIT for any affordable housing since there is ALREADY PLENTY OF AFFORDABLE PLACES IN GOLDEN VALLEY!
Charles Quimby	In-law structures
Jean Hughes Leveque	Jean
Jeff dotterweich	Developers to make a buck, there are no "oppurtunities" that benefit the existing neighborhood.
John Lehman	Narrow lots would destroy the charm and tax value of our neighborhood.
Karen Garren	Allow builders to put more houses in an older, larger lot. This is not desirable for the existing neighbors.
Tony Riley	Money for developers and politicians
Karen Norell Dung Truong	I don't want to live in an "affordable" neighborhood. We saved and waited for years to move here from Minneapolis.
Stephen Glomb	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."
Tracey Ruzicka	Potential to attract downtown families seeking more space, a beautiful home, better schools and diversity.
Aaron Johnson	updating & enhancing delapiting neiborhoods
Jeff vick	Narrow homes
steve Shapiro	If developed in character with the existing neighborhood it can afford an opportunity to maintain and upgrade the housing stock
Howard Wirth	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.
Amy Lee	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
Julie larsen	None of these apply it is developers that are looking to make \$\$\$\$
Micah garber	None other than what exists today

Russel Snyder	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.
Amy Lotsberg	Only a benefit is for builders/developers
Bruce Osvold	No opportunity
Britta Chatterjee	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.
Annie Gillette Cleveland	More property taxes for GV
richard Sienko	more taxes
Lena Lakoma	Developer investments. Oversized houses.
Millicent Flowers	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.
Eric Schafer	More profits for builders who have little regard for quality or character.
jacob stoesz	Development oppurtunities for developers...increased gross property tax
Andrew Snope	Increase tax base, by increasing density within reason.
Brian Liedtke	Increased tax base
Erik Nelson	property tax revenue
Paul Schneck	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.
William Linder	buildign a 2 story mansion on a smaller lot, surrounded by older 1 story homes degrades the entire neighborhood
Whitney Clark	I think it makes Golden Valley more like Minneapolis- which is not necessarily a good thing.
Susan Miller	None of the above
Dan Leavitt	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.
Nancy J. Crichton	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.
Debra Whalen	regulations could help direct development toward affordability and home size
Michael Schock	Increased density -> sustainable local commerce (eg a walkable city)
Daniel Blocher	McMansions to be built with runoff into older properties.
Lucas Krasnekov	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.
Cory Johnson	Ability for owners of extra large lots to subdivide and sell unused land.
Terry Bock	NONE
Jon Segner	More efficient use of developable land
George Boyse	The best use of narrow lots would be for older residents wanting to downsize.
Dale Simonson	none
Nancy	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.
Thomas Hansen	Golden Valley to collect more taxes from more houses
Adam Meyerring	Increased property values
Lonnie R. Johnson	I don't think narrow lots allow any positive opportunities
Karen Olson	Golden Valley has always had homes built on wider lots. It shows. It is an asset to our community.
Kathleen Thorsell	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.
Virginia Avery	I do not support narrow lots....This is Golden Valley
Sara Pearson	I don't see any of these opportunities being implemented. I see large, skinny, mini mansions obstructing views and disrupting neighborhood character.
Dale Berg	I don't think a subdivided lot equates to 2 smaller homes. Seems like the subdivided lots equate to two large, tall, expensive homes.
Nathan Koepsell	Opportunity to collect more property taxes thereby discontinuing the constant increases to existing property owners
Sharon Schulz	None
Linda Caruthers	None

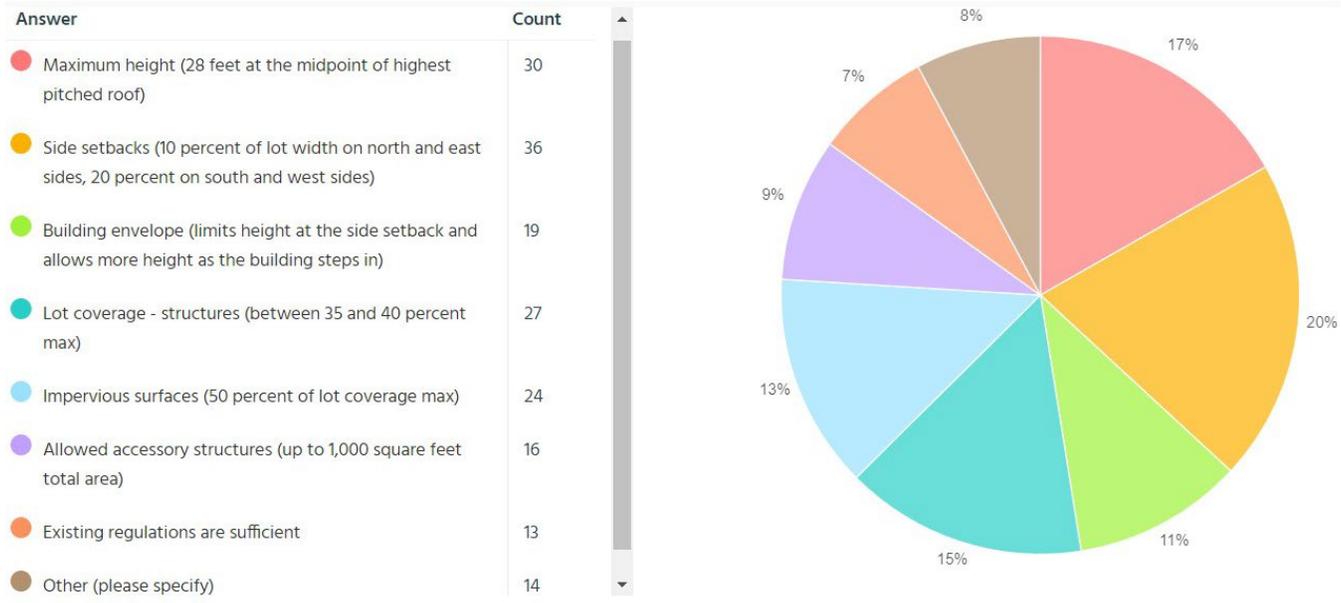
Wendy Lulavy	I don't see opportunities here
Stephanie Jaynes	The only things that I've seen are negative, small homes on top of another home and developers asking ridiculous prices for these new developments. How is that affordable to first time home buyers, downsizing or affordable housing?
Jane	None!!! Re-model/renovate the existing house!! Keep the same footprint/square footage!!
Sonia Casey	Consider green homes that are lower impact to the environment.
Chris Hodapp	None
Anita Momsen	More crime as cheaper the property
Mary Distel	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.
Janice Downing	More diverse neighbors
Doug and Steph Larsen	None. I don't see any benefits at all in narrowing the Lots.
Kathy Longar	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.
James Norkosky	i feel they should not be allowed.
Kristin Baden	We have many smaller homes in golden valley
Aletta	None
Craig Larson	None!!
Toni Ihrke	none
Kolasa Robert Joseph	Opportunities for developers to build over priced homes on lots that are too small.
cathy waldhauser	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.
Cheryl Scott	A gold mine for the developers!!!! They are not affordable housing for first-time home buyers.
MaryPat and William Gibbs	Nothing because they usually overbuild on narrow lots
boyd	...

Narrow Lot Regulations

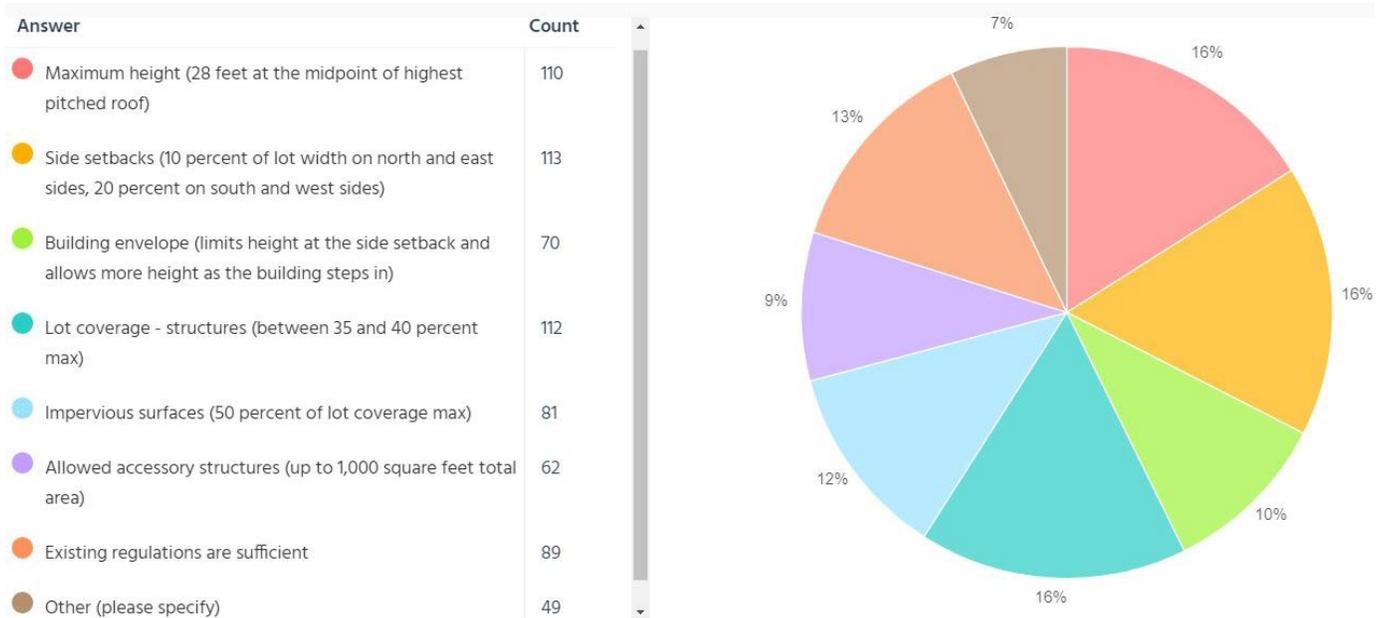
In your opinion, which existing site regulations should the City consider revising regarding narrow lots? (select all that apply)

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	
david Graumann	whatever owner wants
Maia setterholm-Wright	I think we need to deregulate building. We should have similar building regulations to Minneapolis as we are a first ring suburb.
C S	NO VARIANCES
Michelle Jorgenson	I am ver concerned about the height of the new structures that may be built in our neighborhoods.
janine Laird	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.
Craig Paschke	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.
Brooke	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.
Eugene F. and Catherine Schlumpberger	You have the the know how in building, just let them build a home suitable to the neighborhood
Paul and Barb Green	Building a home sideways on the lot should not be allowed
Karol Chamberlin	I don't undersand enough to comment on this question
Neal Kielar	This question lacks context and/or assumes a level of technical knowledge most of us don't have.
Maggie Bostrom	come take a look at 316 Meadow lane N... A picture is worth a thousand words. This subdivide has destroyed my home value.
LW	Require no new gas furnaces, electric heat preferably
Don Valley	Side setbacks should be by footage, not percentage

Non-Narrow Lot "Other" Responses	
Art Obinger	Fit in with current neighborhood design
Lois and James Fruen	We trust the City Council to make informed judgments on whether or not these regulations are appropriate.
Ellen Brenna	Tree removal and replacement
Norma Boe	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.
SharonBovie	Keep NEW building developments similar to area being inserted into!
Jeff dotterweich	Height should be restricted to mean height based on adjacent properties 3-5 lots on each dirction

Adams	I am not informed enough to respond to this question
Karen Norell Dung Truong	We would like to see strictest codes possible, with no revisions.
Stephen Glomb	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.
Tracey Ruzicka	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.
Howard Wirth	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.
Russel Snyder	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.
Annie Gillette Cleveland	Tree replacement rule is excessive
Chris	Should increase allowable accessory structure / garage sizes
Millicent Flowers	Lot coverage should be 50-60 percent on narrow lots. We need enough open space for aesthetics but allow more than enough for drainage.
Andrew Snope	Adjusting corner lot set back requirements. Counting only 1 side as the "front setback".
Paul Schneck	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.
William Linder	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.
Dan Leavitt	I'm not sure I am knowledgeable enough about this but those are the two I came up with.
Nancy J. Crichton	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.

elizabeth	There will not be enough side setbacks for narrow lots, 10 and 20 percent (4ft / 8 ft) will not be enough.
Michael Schock	City council needs to stop allowing exceptions to lot coverage and impervious surfaces regulations!
Lucas Krasnekov	Really need to allow larger accessory structures to allow greenhouses, detached garages, and workshops to coexist on larger lots
George Boyse	Should be able to make some adjustments on an as needed basis when it benefits all concerned.
Nancy	Idiotic barns, low quality builders, cheap plans are the current practice by investors who care zero about neighborhood.
Virginia Komarek	Option to Expand limits by 10-15% square footage. Open opportunities for above garage apartments or legal ceiling height increases for minibrooms or storage.
Karen Olson	Do not revise the existing site regulations
Maren Ahlberg	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.
Kathleen Thorsell	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
David Grosser	We should look at permitting tiny houses/ granny pods. Existing regulations help ensure that main structure doesn't overtake lot in undesirable ways.
Dale Berg	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.
bonnie creason	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.
Wendy Lulavy	I am unsure how to answer
William Parks	Unknown
Mae Held	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!
Brian Koberstein	Use common sense and limit the size of these newer homes on narrow lots.
Mary Distel	As read this question I feel need to check with a Real Estate lawyer and or developer to even understand this question.

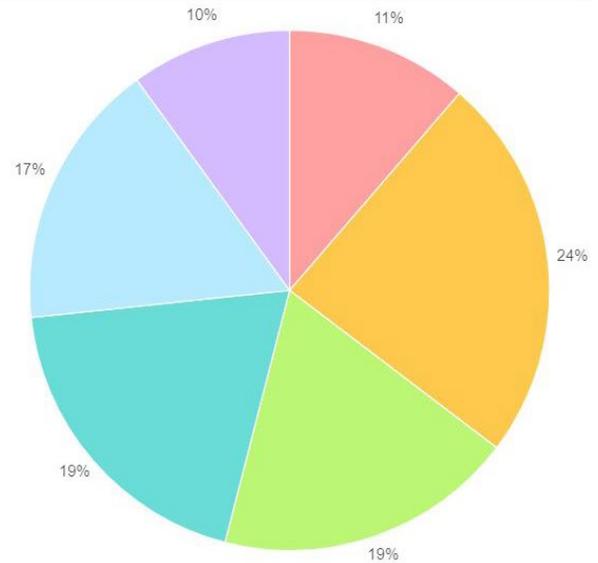
Doug and steph larsen	I am not informed enough to comment
Taylor Ward	Setback should be on front and back and side of house position. not on Map direction.
Jamie Holm	I don't think building giant houses on sMall lots makes sense. Small houses on small lots are fine
Kathy Longar	How can you revise regulations 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?
Barbara Krenn	The new home should fit into the neighborhood existing homes.
Kristin Baden	They all might need some revisions if you are allowing smaller lots
Mark Kolesar	Limitations regarding "out" buildings and no "supplemental" parking areas for boats, trailers, motor-homes, etc...
Toni Ihrke	Please do not consider smaller lots....this is Golden Valley.
Kolasa Robert Joseph	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!!.
Cheryl Scott	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.
Trevor Bieber	not informed enough to make educated choice of answers
Heather Fraser and Jonathan McDonagh	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.

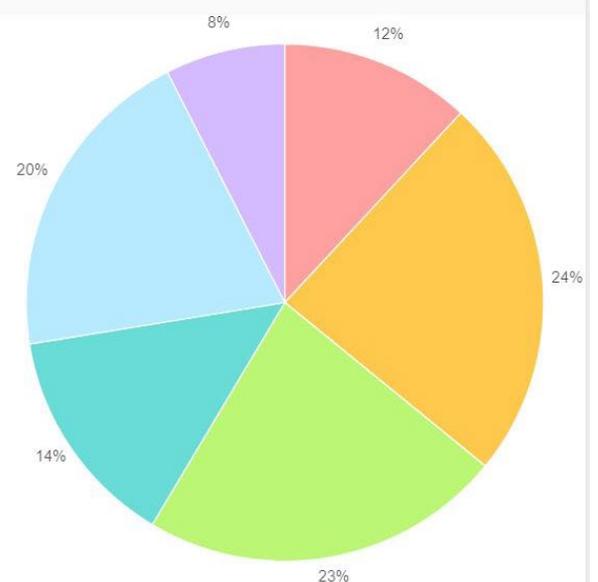
Narrow Lot Respondents

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

Erick Kroeger	Green, Green, Green including additional water use assistance, geothermal, solar, Xcel Energy's Windsorce and community solar gardens.
Maia setterholm-Wright	Less Regulations!
janine Laird	Please note that my interest is in exploring these options, not necessarily adopting them.
Craig Paschke	Set back for all new construction. The apartme t complex on Xenia feels like the Planning Commission was neglectful.
Jamie Fitzgerald	Exceptions for current narrow lot owners to improve property
Jack Olson	No new regulations
Brooke	I would like to see homes that match the original design of the homes being replaced.
Eugene F. and Catherine Schlumpberger	The City Plannes 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.
Paul and Barb Green	Building a home sideways on the lot should not be allowed
Nick Koester	Second item above is checked but would not like to see flat roof garages.
Cheryl	I don't know
Neal Kielar	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.
Maggie Bostrom	A new home's roof should never be so close and tall that rain and now run off to the preexisting home's siding and property; with no recourse but to ask the new build to please put gutters(there its no city ordinance)..... they did not!
Casey Pavek	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.
Kyra Hayes	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 Trib).

Non-Narrow Lot "Other" Responses

Lois and James Fruen	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.
Ellen Brenna	Allow the PC to officially take overall neighborhood character into account when deciding on variances.
Megan Ferris	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.
Kevin Pleban	No new regulations
Sharon Doran	Don't support new rules or regulations.
Karen Norell Dung Truong	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.
Stephen Glomb	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.
Tracey Ruzicka	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.
Damon Struyk	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.
Jeff vick	Allow more garage
Howard Wirth	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.
Russel Snyder	I do not have abig 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.
Amy Lotsberg	I'd rather they stop allowing splitting up lots
David	None
Annie Gillette Cleveland	I don't know how you define "garage dominant"
Chris	None
richard Sienko	nothing
Thomas Johannsen	None
Millicent Flowers	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.
Greg Brunello	None

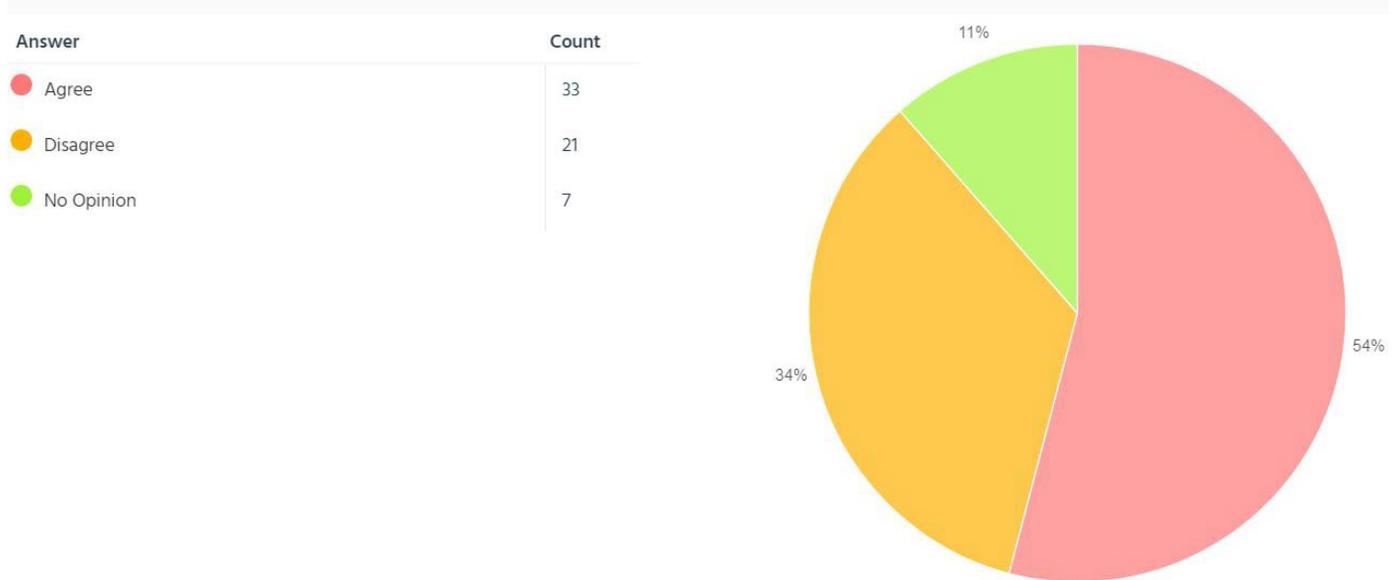
Paul Schneck	Regulation designed to lessen the impact of building on neighboring residences and the neighborhood in general.
Dan Leavitt	I'm not sure how this could be a rule or regulated, but I think if someone buys a lot and intends to live in the house, I'm not sure I want the city to impose rules 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.
Nancy J. Crichton	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'?
Debra Whalen	Reduction of building footprint to promote "green space"
Lucas Krasnekov	Change all zoning to allow for multifamily units on all lots-similar to Minneapolis
Lisa Roden	none
Nancy	Consider water, snow, ice runoff; get some architects, for God's sake; assess the geological underlay of the entire block.
Karen Olson	Do not allow two houses to be built on a lot that originally had one before it was torn down.
Kathleen Thorsell	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.
Nathan Koepsell	explore reducing the already excessive amounts of regulations on builders and homeowners
bonnie creason	Minimum aesthetic requirements, just like we have to ensure the main drains work properly, we should ensure a minimum aesthetic code
Wendy Lulavy	I don't think that Golden Valley wants to become what some other communities have become
Steven Schmidgall	None
Sonia Casey	Ensuring that homes leave enough green space for growing natural habitat for our wildlife and pollinators.
Muffie taggett	Zoning regulations that prioritize the existing "aesthetic" of that neighborhood/community, whether that be natural or man-made.
Nathan Lee	I'm not sure I would support additional regulations.
Mary Distel	again you are asking questions your average homeowner cannot answer.
Doug and steph larsen	I do not have enough knowledge on this to comment
Shelley Parker	I do not support flat garage roofs.
Toni Ihrke	none.

Kolasa Robert Joseph	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.
Laura Hoey	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
Cheryl Scott	I would to see the old house setback reused.
Trevor Bieber	not informed enough to make educated choice of answers
Heather Fraser and Jonathan McDonagh	Non-shading requirements.

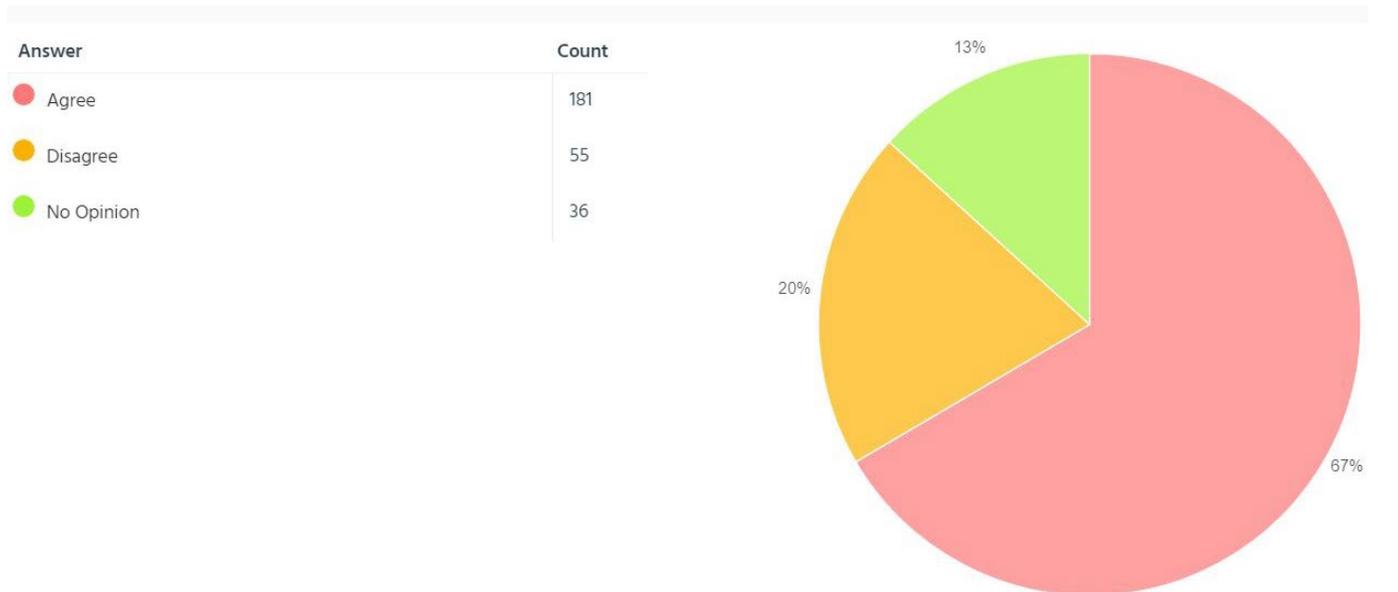
I would support further restricting the maximum allowable height for homes on narrow lots.

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



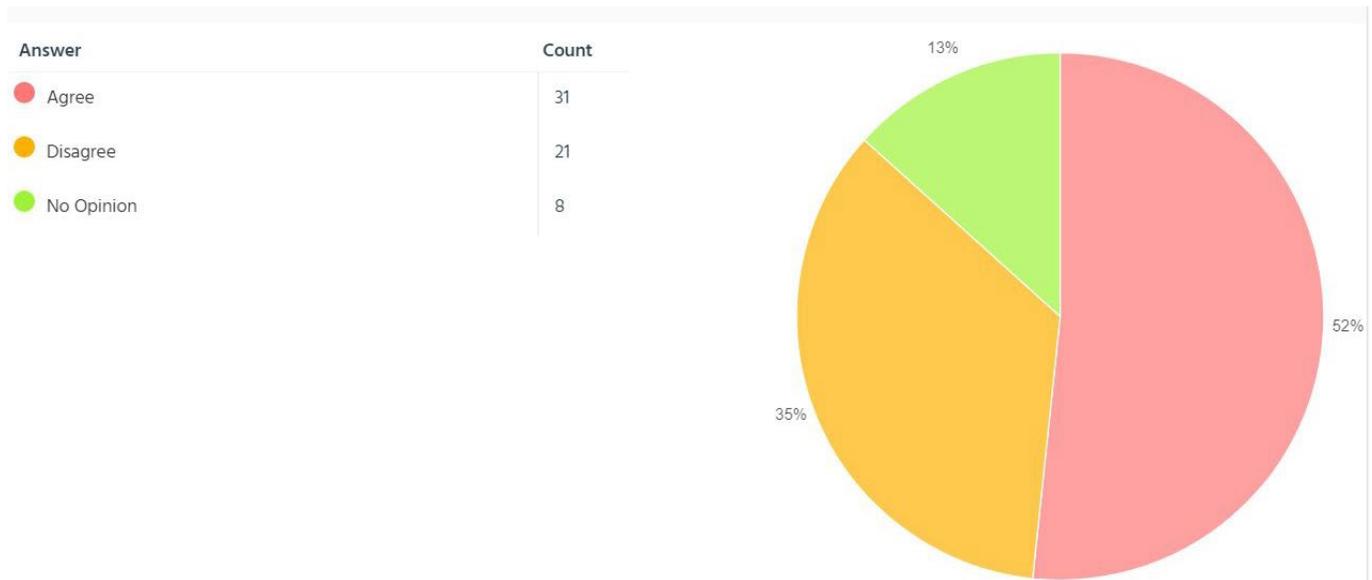
Non-Narrow Lot Respondents



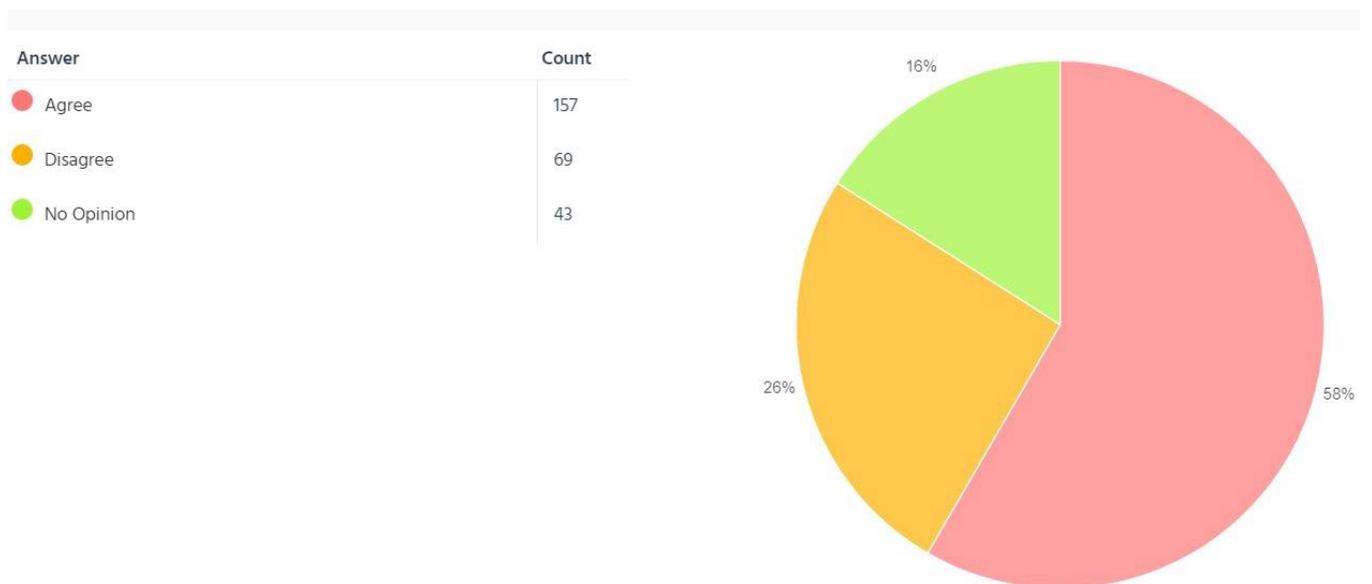
I would support increasing the side setbacks for narrow lots.

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



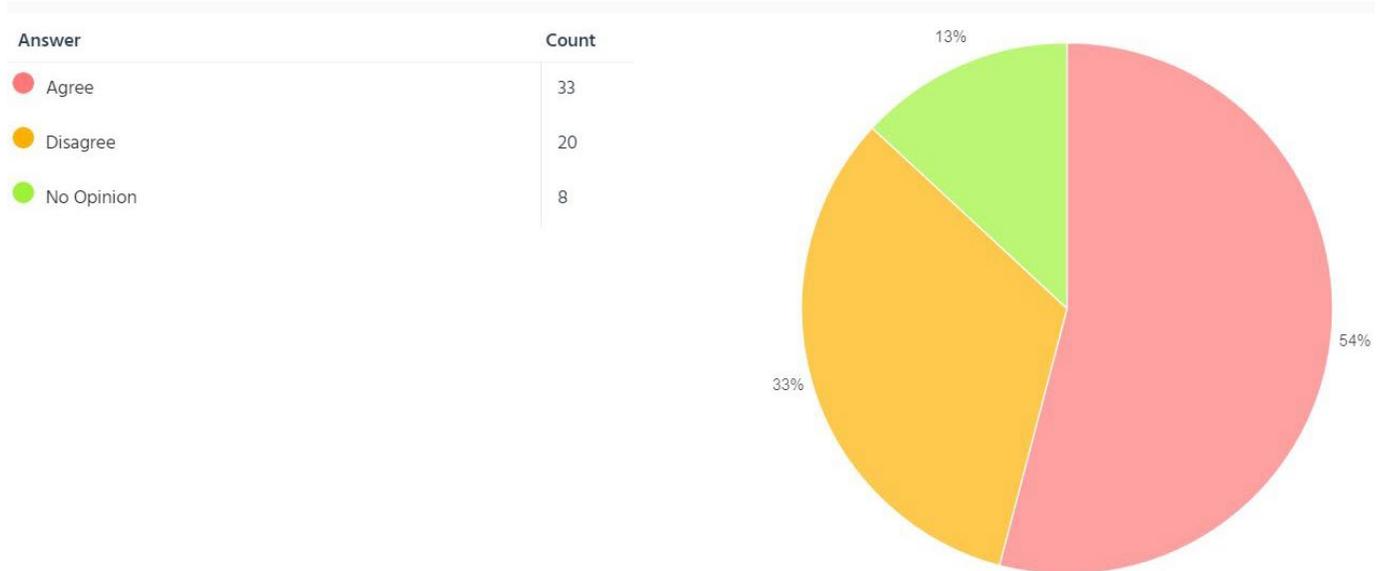
Non-Narrow Lot Respondents



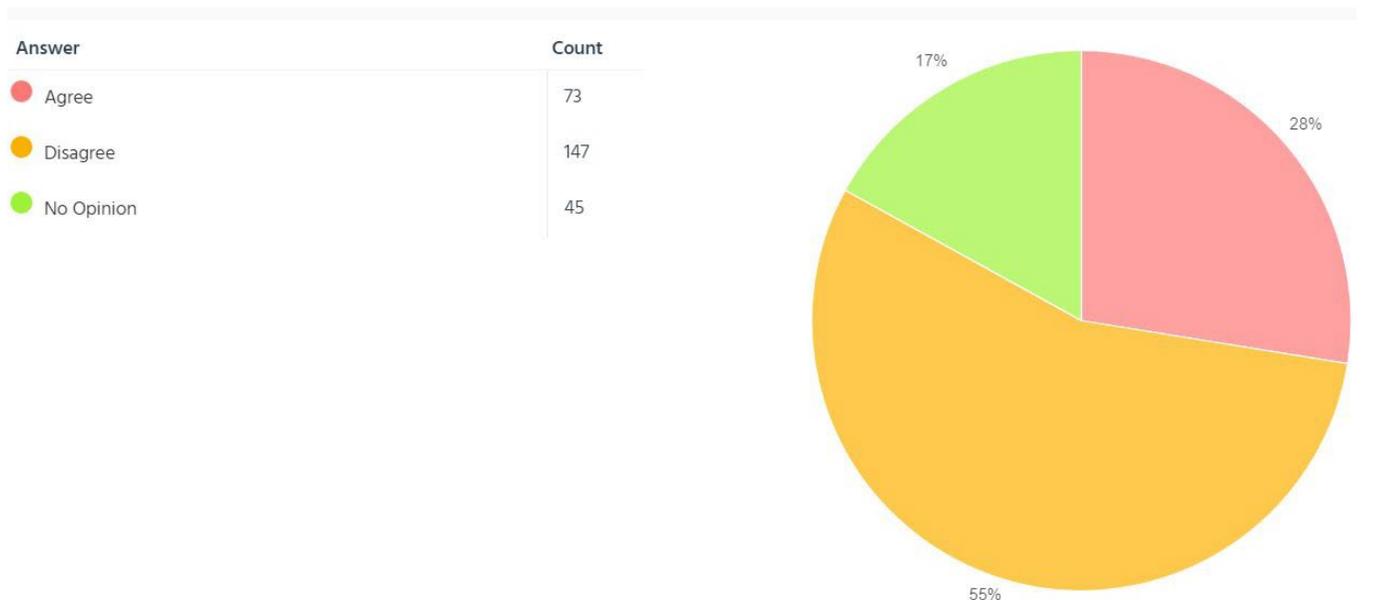
I would support relaxing the street-side setback for narrow corner lots.

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



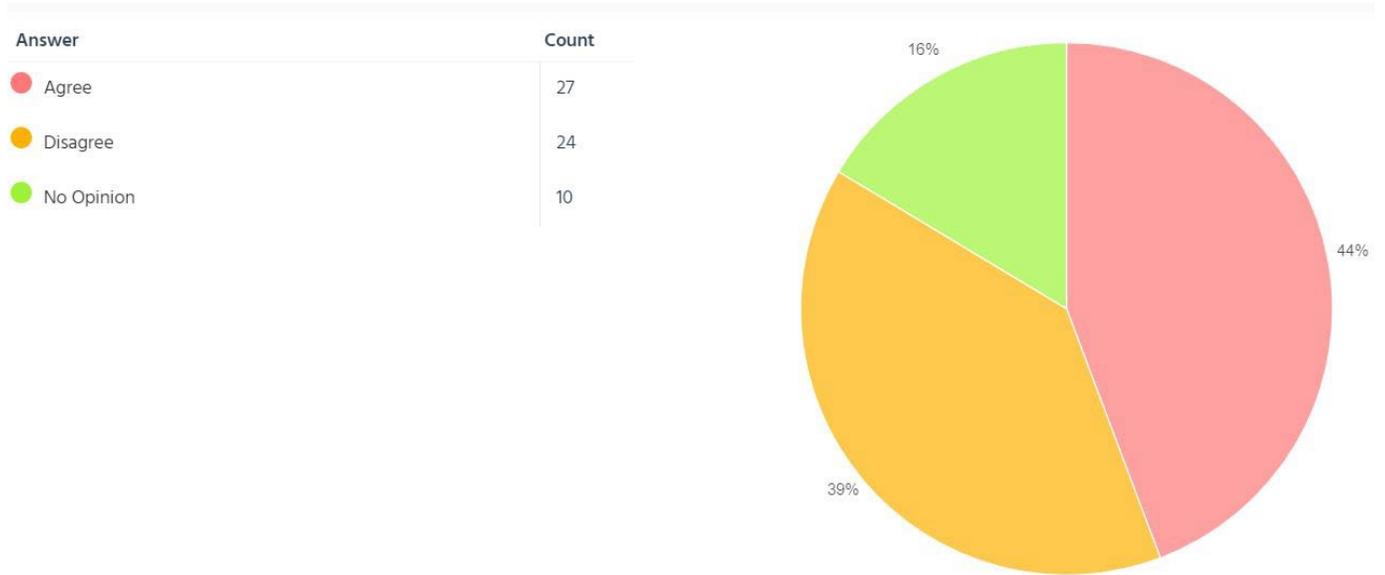
Non-Narrow Lot Respondents



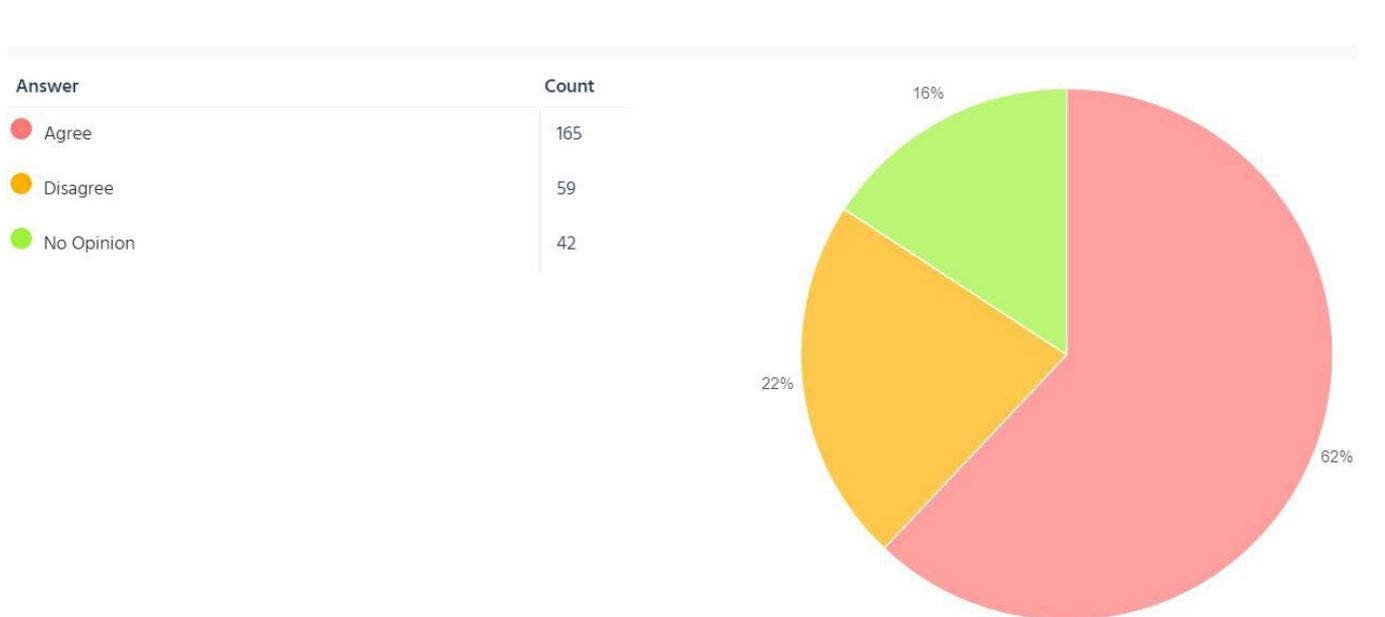
I would support requiring more of the area of a narrow lot to be left unbuilt or unpaved.

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



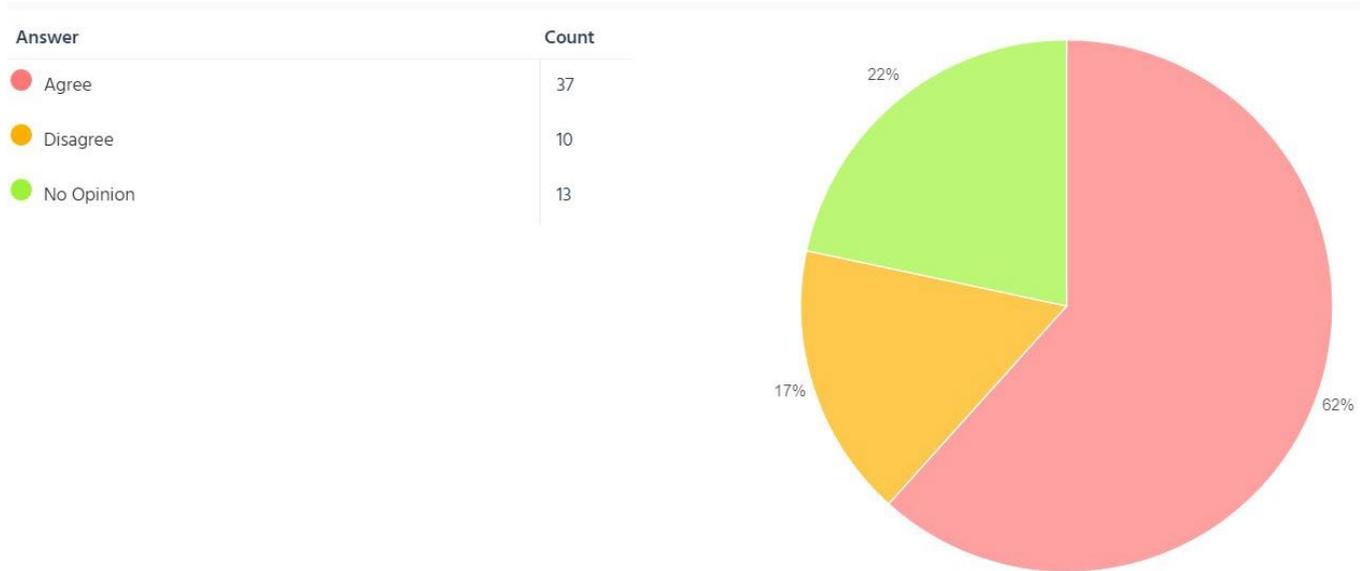
Non-Narrow Lot Respondents



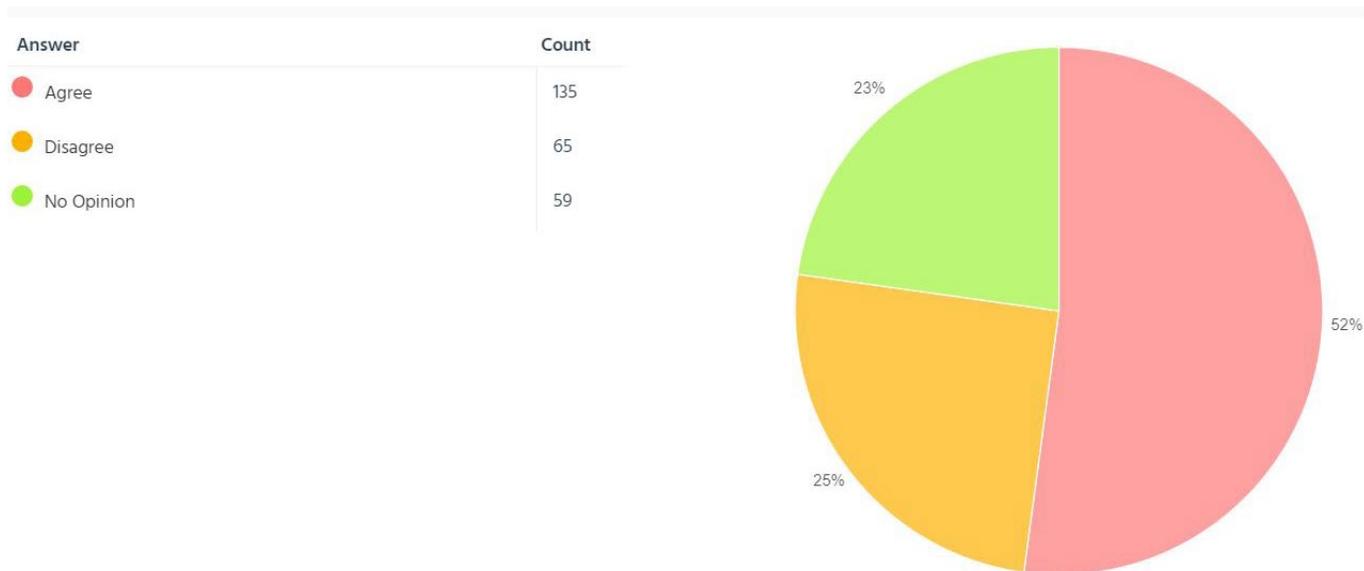
I would support efforts to maintain the affordability of homes on narrow lots.

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	
Ann Frisina	The narrow lots will create a building frenzy in this neighborhood which is extremely disruptive.
david Graumann	let the owner do whatever as long as some codes are implemented
Erick Kroeger	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!
mary jo stromberg	<p>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.</p> <p>Instead the developers built two houses - one for\$ 600,000 and one for \$700,000.The house nest door was to 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 that 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 that \$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.</p>
Maia setterholm-Wright	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.
Jeffrey Remakel	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 speakign with our friends who choose to move out to cities like Chaska and Victoria for the ability to build a home, they woudl

	much rather be closer to Downtown Mpls and Golden Valley can be an option for them.
C S	Please do not give builders any variances and have more respect for neighboring residents and their properties
Michelle Jorgenson	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.
Janine Laird	It may be challenging to legislate for proportionately sized homes on small/narrow lots but it's a discussion that needs to happen.
Craig Paschke	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.
Andrew Schuler	Emulate successful examples in towns comparable with Golden Valley.
Jamie Fitzgerald	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.
Jack Olson	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.
Brooke	I hope there is another survey that captures the views of home owners not living on narrowed lots.
Maria Wetherall	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. 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.
Dave Wilzbacher	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.

Keppen Kettering	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.
nina Bentley	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
Eugene F. and Catherine Schlumpberger	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!! Our new neighbors told us.....
Marilyn Pederson	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.
Nick Koester	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.
Cheryl	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 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.
Jean Rainbow	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.
Neal Kielar	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.
Maggie Bostrom	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.....
Brenda Johnson, Kevin Johnson	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.
Casey Pavcek	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
Tracy Anderson	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.
Nora Trombley	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?
Alvin Stobbe	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
Linda Gallant	Do not allow a stated opposition to narrow lots be a euphemism for opposition to smaller, less expensive homes; the latter are affordable!
Kyra Hayes	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.

Jon Mehus	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.
Connie Kusche	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.
Don Valley	Not anti-narrow lots. Just because current zoning has 80 ft lots, doesn't mean that narrow lots should be restricted.
Nathan Medbery	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	
Art Obinger	Affordability addressing #16. What does that mean? Public/city \$\$\$??? GV was never your run of the mill inner ring burb, 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!
Laura Marahrens	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.
Nancy Skophammer	New homes should not overpower existing homes, decreasing the value of existing home by overshadowing older homes.
Jan Green	I would like to see new construction that would resemble the homes currently in the adjoining properties.
Lois and James Fruen	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.
Ellen Brenna	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.
Suzanne Herberg	Stop McMansons
Megan Ferris	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
Tony Carlson	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.
Jennifer Valorose, John Scheef	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.
Claire DeBerg	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.
Michael	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.
Norma Boe	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.
Toni Pangborn	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.
Sharon Doran	We do not support changing regulations that would allow narrow lots.
Dick Edwards	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.

David Miller	I do not support narrow lot structures.
SharonBovie	Leave PERFECT City of Golden Valley AS IS! You can only ruin a good city with bright? ideas of greedy people!!
Pamela Lott	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 to the promises of developers who are motivated solely by their profits.
Jeff dotterweich	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.
Todd Carsen	keeping height maximums and side setbacks are most important to me.
Jim, Barb Thomson	Scale of home on narrow lot should not be out of character with adjacent homes.
Tony Riley	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.
Karen Norell Dung Truong	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.
Stephen Glomb	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.
Bruce Pappas	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?
Tracey Ruzicka	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 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.

Dornbusch	You should be able to build what you want as long as you're following the current reasonable zoning codes.
Aaron Johnson	I believe Golden Valley is underutilized & should support urban growth with less restrictive zoning & building restrictions
Damon Struyk	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.
steve Shapiro	My general concern is that by not controlling the size (height, etc) and the side setback 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.
Jeremiah Battles	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.
Julie Larsen	Less is more
Micah Garber	I am in favor of retaining the current character of Golden Valley. If someone is seeking something else, then look elsewhere.
Russel Snyder	#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.
Amy Lotsberg	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.
Britta Chatterjee	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.
Annie Gillette Cleveland	Examples of bad plans would be the two enormous new houses on tiny lots on Meadow Lane North.
Justin Johnson	I per lots not to be split. There is already enough high density living in Golden Valley.
Millicent Flowers	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.
Joni J. Beckers	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.
Laura Kehrberg	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.
Jacob Stoesz	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.
Andrew Snope	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?
James Vos	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.
Erik Nelson	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.
Brittany Remme	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.
Paul Schneck	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 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.
William Linder	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

Lu Jacobson	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.
Steve Collette	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.
Kris baggenstoss	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.
Susan Miller	In the neighborhood I used to live in (in NY), narrow lots created the following: 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. 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.
Dan Leavitt	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.
Nancy J. Crichton	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.
Ruth Paradise	At the time a property is being subdivided, I would consider connected townhomes, one on each parcel, as an option.
Marcia Fluor and J. Philip Zaugg	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.
Sue Schneck	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.
Greg Reiersen	We don't want to be Minneapolis. We don't want higher density.

elizabeth	<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> <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.</p> <p>If built as multi-level, they could block sunlight to existing neighbors and their trees/bushes/plants.</p> <p>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.</p> <p>New homes should look like the existing neighborhood's homes. otherwise they just look out of place.</p>
Michael Schock	<p>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</p>
Chris and Lauren LaBounty	<p>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.</p>
Lucas Krasnekov	<p>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.</p>
Terry Bock	<p>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.</p>
Lisa Roden	<p>I do not support narrow lots in GV.</p>
Jon Segner	<p>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.</p>
George Boyse	<p>Not at this time</p>
Dale Simonson	<p>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.</p>
Nancy	<p>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.</p>
Thomas Hansen	<p>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 think Golden Valley will become to dense. We have many multi unit complexes being built, additional rezoning along Laurel, on top of many subdivisions.</p>

	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.
Adam Meyerring	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.
Virginia Komarek	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.
David Johnson	Common sense clause: new/remodeled homes should be comparable in appearance to homes already existing in the block/neighborhood
Melissa Caulfield	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.
Karen Olson	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.
Maren Ahlberg	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.
Kathleen Thorsell	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.
Janice Prazak	Reducing lot size will negatively affect property values and quality of life in Golden Valley
Sara Pearson	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.
Dale Berg	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.
John Griffiths	I believe that neighbors should have input on whether narrow lot development is appropriate in their neighborhood.
mark stanley	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.
bonnie creason	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.
Wendy Lulavy	I think the subdividing should stop
Sarah Schulte	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 of 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.
Stephanie Jaynes	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 the be like the idea of narrow lots = more homes, more money for the city.
Steven Schmidgall	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!
William Parks	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 lots were then divided in half and rebuilt with 2 homes it could throw off the look and feel of the neighborhood.
Mae Held	Agree that as long as the structure conforms to city code, the structure should be allowed to be built on a narrow lot. 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. Eden Prairie has 2000 sq. ft. unattached - as does Brooklyn Park. Golden Valley is out of line with their 1000 sq. ft. restriction. 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...
Sonia Casey	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.
Muffie taggett	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

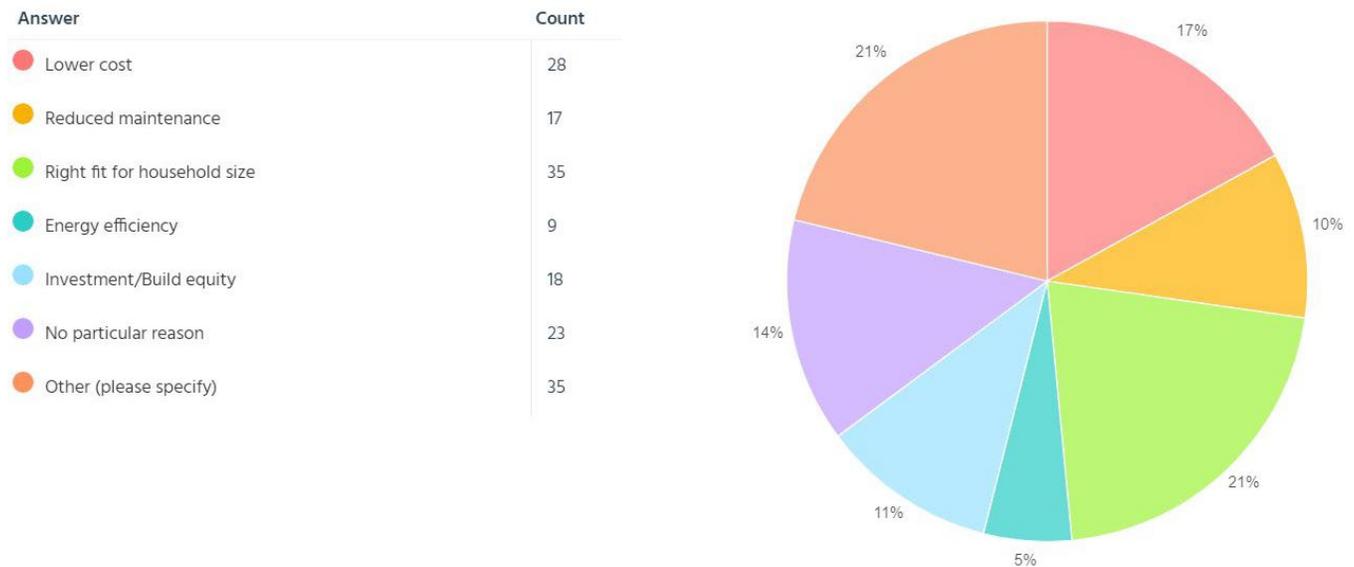
	blocks quite a bit of sunlight for abutting properties. It stands out like a sore thumb and I would so hate to see more builders without accountability or respect for neighbors and the neighborhood. The impact is more than structural and it does affect/change us as a community. Thanks
Bob McCarthy	I 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.
Philip Krasowski	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.
Penny Thompson-Burke	I'd like homes to for the character of the neighborhood. We have an extremely tall home on our block that doesn't fit the feel of the neighborhood.
Mary Distel	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.
Janice Downing	I am interested in owning one.
Kathy Longar	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. 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.
David and Kelly Docherty	Thank you
Barbara Krenn	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.
Shelley Parker	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 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.
Merrie Forstein	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.
Lisa Jacobson	Fit in with the neighborhoods current "look".
Kimberley A Albee	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.
Kolasa Robert Joseph	I do not want to see developers engaging in another land rush to split 80 foot lots lots into two 40 ones.

Ron Lundquist	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?"
Cheryl Scott	I think all lots should be built of the old site area.
Heather Fraser and Jonathan McDonagh	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.
Anna Horning Nygren	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.



"Other" Responses	
Ann Frisina	my house is on a 50 foot lot with distance between both adjacent homes.
Erick Kroeger	allowed son to stay in same school district.
mary jo stromberg	these houses are not lower cost!
Maia setterholm-Wright	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.
Jeffrey Remakel	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.
Chuck Anderson	n/a, just filling up one of three required choices, because this question does not even apply to me.
C S	I don't
John Baranick	n/a; ignore responses, they were required to complete survey

janine Laird	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.
Aaron Huppert	
Craig Paschke	Not applicable
Melanie Randall	I don't live on a narrow lot. Why am I being asked to fill out this question?
Aaron Huppert	NA
Karen Boehne	My lot isn't a narrow lot
James Salter	Does not apply
Erika Tamminen	I do not live on a narrow lot
Jamie Fitzgerald	Smaller foot print to environment
Jack Olson	N/A
Brooke	I don't want to choose 3. Please remove "investment equity"
Maria Wetherall	DO NOT LIVE ON NARROW LOT
Dave Wilzbacher	N/A the survey forces me to pick 3. I do not live or own a narrow lot.
Keppen Kettering	no, i live on a standard 80 ft lot (didn't want to select the other checks but the survey required three checks)
nina Bentley	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.
Eugene F. and Catherine Schlumpberger	Location!!! Cost at the time,
Paul and Barb Green	We did not consider the lot size. Decision was based on the house.
Cheryl	Says choose up to three, but won't accept only two. I only have two things I want to choose
Leslie Hacking	NA
Neal Kielar	Lot size was not a buying consideration.
Maggie Bostrom	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.
Carl Pearson	It was a new home and is plenty big. Less yard to maintain.
Brenda Johnson, Kevin Johnson	We liked the natural setting of the home
Linda Gallant	"Up to 3" and I chose one - directions do not mandate selection of three.
Jon Mehus	wanted a small yard.
Connie Kusche	This question required me to pick 3 items in order to submit my responses. My house is not on a single narrow lot.
Don Valley	Live on two narrow lots (forced a third answer and investment option does not apply)
Nathan Medbery	timing of the purchase and tax benefits
Name	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)
Ann Frisina	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" Reponses	
Ann Frisina	No
david Graumann	yes , city planners don't listen
Erick Kroeger	Don't believe so.
mary jo stromberg	NO
Maia setterholm-Wright	We are just beginning to dive into this.
Jeffrey Remakel	not applicable
Chuck Anderson	no
C S	No
Michelle Jorgenson	Yes
John Baranick	n/a
David Cera	Ni
janine Laird	no
Craig Paschke	No
Melanie Randall	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.
Aaron Huppert	No
Andrew Schuler	No.
Margaret Lahammer	Yes! I wanted to add a 2 car garage on the side of my home 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!
Mark Kochendorfer	no
Karen Boehne	No
juan	no
James Salter	No
Erika Tamminen	No
Jamie Fitzgerald	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.
Jack Olson	Yes
Brooke	Yes.
Maria Wetherall	NO
Dave Wilzbacher	No
Schulzetenberg	No
Judy Engel	Yes
Keppen Kettering	no
nina Bentley	yes-

Eugene F. and Catherine Schlumpberger	No, we have an ideal location.
Marilyn Pederson	
Paul and Barb Green	Yes. We wanted to build a deck off our kitchen, but couldn't
Nick Koester	No
Cheryl	no
Jean Rainbow	No
Leslie Hacking	Yes
Karol Chamberlin	NA
Neal Kielar	No
Maggie Bostrom	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.
Bob Krussow	No
Jane Moelter	Yes. I had wanted to put in a brick retainer wall on the roadside hill.
Carl Pearson	No
Brenda Johnson, Kevin Johnson	No, we have followed the established process to obtain variances necessary for our improvement projects.
Casey Pavek	Yes, building a garage. But also without an alley it is hard too.
Ric Lager	yes
Tracy Anderson	No. It's a small lot... Common sense tells you you ca't put two pounds of something in a one pound bag!
Nora Trombley	Yes.
Alvin Stobbe	no
LW	No
Scott Anderson	No
Linda Gallant	No
Kyra Hayes	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.
Jon Mehus	No.
Dianne Drumm	No
Connie Kusche	No
Zoe Cunniff	No
Don Valley	No
Nathan Medbery	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” Reponses	
Ann Frisina	I would prefer a stronger zoning code that protects against negative impacts to adjacent properties.
david Graumann	More permissive
Erick Kroeger	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.
mary jo stromberg	We need a stronger zoning code that gives protection to existing properties. Right now there is NO protection.
Maia setterholm-Wright	No, the more flexibility the better.
Jeffrey Remakel	no
Chuck Anderson	More permissivity - People should be able to build what they want.
C S	Stricter - I have seen tree trunks literally sliced in half from the top down to make room for these Mc Mansions - it's disgusting.
Michelle Jorgenson	Neither. We know where variances can go. Why even have zoning codes in that case?
John Baranick	stronger
David Cera	Stronger with variances
janine Laird	I prefer using common sense to make decisions on a case by case basis. Can that happen?
Craig Paschke	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.
Melanie Randall	No.
Aaron Huppert	Yes
Andrew Schuler	Permissive.
Margaret Lahammer	More permissible code as the process today is difficult.
Mark Kochendorfer	no
Karen Boehne	Yes

Juan	Strong code but adjustable with variances
James Salter	Protects against negative impacts
Erika Tamminen	Yes
Jamie Fitzgerald	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.
Jack Olson	More permissive
Brooke	Uncertain. I'm open to hear both sides.
Maria Wetherall	YES
Dave Wilzbacher	A more permissive code
Schulzetenberg	Yes
Judy Engel	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.
Keppen Kettering	I prefer clear zoning codes that don't give wealthy people and unfair advantage.
nina Bentley	prefer stronger zoning codes and opportunity for discussion before new design home build starts.
Eugene F. and Catherine Schlumpberger	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 too large for the lot size.
Paul and Barb Green	Stronger code
Nick Koester	Prefer a code that protects against negative impacts to adjacent properties but which can be adjusted with variances.
Cheryl	stronger code.
Jean Rainbow	More permissive less flexibility
Leslie Hacking	Yes
Karol Chamberlin	I'm not sure at this point. I just don't know 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
Neal Kielar	Stronger zoning with fewer variances.
Maggie Bostrom	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!

Bob Krussow	Less flexibility for variances. A variance in and of itself is being flexible.
Jane Moelter	More permissive code.
Carl Pearson	Current code seems fine.
Brenda Johnson, Kevin Johnson	I think a stronger zoning code that allows for case by case examination of the situation with the possibility of variances.
Casey Pavek	No. The existing codes are logical and clean cut. Adding complexity will only make things worse.
Ric Lager	yes
Tracy Anderson	On narrow lots your are very close to your neighbors. Things like leaving exterior lights on and snow removal impact overall livability.
Nora Trombley	Strong zoning codes usually does not allow for many variances and a permissive code would not need many variances.
Alvin Stobbe	The stronger code
LW	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.
Scott Anderson	stronger zoning code
Linda Gallant	I amVERY 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."
Kyra Hayes	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.
Jon Mehus	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.
Dianne Drumm	Yes
Connie Kusche	I would prefer a stronger code that protects against negative impacts, but can be adjusted with variances.
Zoe Cunniff	Adjustments with variances. Flexibility is ok.
Don Valley	Support stronger zoning code to protect against negative impacts, but that's subjective
Nathan Medbery	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	
Ann Frisina	2 car tuck under attached with alley access
david Graumann	Attached and or not , I feel if homeowner wants 2 driveways, should be granted
Erick Kroeger	yes, two car.
mary jo stromberg	detached garage multi car garage set back from house
Maia setterholm-Wright	732 Rhode Island Ave S Single car detached
Jeffrey Remakel	Multi-car, attached
Chuck Anderson	yes, 2-car, street, attached.
C S	Attached 2-car
Michelle Jorgenson	double detached
John Baranick	multi, attached
David Cera	No
janine Laird	single car tuck under
Craig Paschke	Two car, street access
Melanie Randall	Yes. Double car. Street Access. Attached.
Aaron Huppert	Multi detached street access single width driveway
Andrew Schuler	No.
Margaret Lahammer	Single car tuck under. I wast a two car garage for my disabled dad who lives with me.
Mark Kochendorfer	multi car street access attached
Karen Boehne	Tuck under garage
juan	2 car attached
James Salter	Single car, side driveway space
Erika Tamminen	Yes. Street access, attached
Jamie Fitzgerald	Yes, tuck under.
Jack Olson	Yes - detached 2 car
Brooke	Multi-car detached via shared driveway

Maria Wetherall	YES MULTI-CAR TUCK UNDER
Dave Wilzbacher	Street access 2 car garage detached
Schulzetenberg	Multi via alley
Judy Engel	Yes. Multi-car. Detached in alley.
Keppen Kettering	multi-car attached
nina Bentley	1917 Gettysburg Ave. North, detached.
Eugene F. and Catherine Schlumpberger	Yes, street access, single car, detached garage setback 15 feet from the house,
Marilyn Pederson	1415 Zealand Av. N. double-car garage
Paul and Barb Green	Yes, 2 car, street access, attached
Nick Koester	two-car detached
Cheryl	Yes. Double, detached, street access.
Jean Rainbow	2 car attached
Leslie Hacking	Multi car street access
Karol Chamberlin	Yes, single car, attached, street access
Neal Kielar	Two-car, attached garage with alley access.
Maggie Bostrom	316 Meadow lane N
Maggie Bostrom	316 Meadow lane N..... tuck under, alley
Bob Krussow	411 Sunnyridge Lane, multi-car garage with alley access and is detached.
Jane Moelter	detached single car garage with street access.
Carl Pearson	Yes, 2-car with street access.
Brenda Johnson, Kevin Johnson	single car tuck under garage
Casey Pavek	No. I built a shed for the bikes and we park in the driveway.
Ric Lager	yes
Tracy Anderson	Yes, double detached at the back of the lot.
Nora Trombley	Yes, there is a garage. 2 car, attached at back of house. (not facing street)
Alvin Stobbe	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.
LW	2-car partially attached
Scott Anderson	4108 Beverly Ave. 2-car attached, street access
Linda Gallant	Yes, single car, tuck under, driveway access only (no alley).

Kyra Hayes	No garage.
Jon Mehus	Yes, alley access, tuck under.
Dianne Drumm	Single car tuck under
Connie Kusche	Double attached tuck under with alley access
Zoe Cunniff	attached, tuck under garage
Don Valley	Yes Single detached
Nathan Medbery	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.

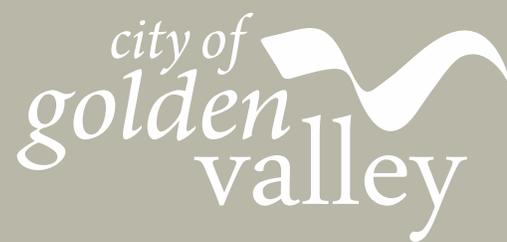
Name	If you own a lot consisting of two platted narrow lots, would you ever consider selling and or developing one or both of the narrow lots?
Ann Frisina	Not applicable
david Graumann	yes
Erick Kroeger	Not applicable.
mary jo stromberg	NO
Maia setterholm-Wright	Yes! We have a double lot. We want to demolish our current home, sell one lot and build on the other.
Jeffrey Remakel	not applicable
Chuck Anderson	n/a
C S	I don't
Michelle Jorgenson	na
John Baranick	n/a
David Cera	Yes
janine Laird	I do and I would not consider selling the undeveloped lot.
Craig Paschke	Emphatic No.
Melanie Randall	I have a double lot with streets on both sides. Would be very interested in subdividing my lot if the city would allow it.
Aaron Huppert	No
Andrew Schuler	No.

Margaret Lahammer	Na
Mark Kochendorfer	n/a
juan	No
James Salter	Not applicable
Erika Tamminen	No
Jamie Fitzgerald	not applicable
Jack Olson	No
Brooke	NA
Maria Wetherall	NO
Dave Wilzbacher	N/A
Schulzetenberg	No
Judy Engel	N/A
nina Bentley	not at this time-
Eugene F. and Catherine Schlumpberger	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
Nick Koester	Yes
Jean Rainbow	No. Not unless all of my surrounding neighbors already did so.
Leslie Hacking	No
Neal Kielar	If I did own such a lot, I would be unlikely to allow it to be crowded with multiple homes.
Maggie Bostrom	NO. At least not like what has happened on Meadow lane. Architecturally there were other options, these people chose volume.....because they could.
Bob Krussow	N/A
Jane Moelter	N/A
Brenda Johnson, Kevin Johnson	The topography of our two lots would not allow development of each narrow lot.
Casey Pavek	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.
Ric Lager	yes
Tracy Anderson	If I was in that situation I would do so only if I was selling the lot.

Nora Trombley	N/A
Alvin Stobbe	Yes, I did this 49 years ago in the first home I owned in GV
LW	N/a
Linda Gallant	Not applicable
Kyra Hayes	Yes if it was feasible within the zoning code.
Jon Mehus	n/a
Connie Kusche	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.
Zoe Cunniff	No
Don Valley	Yes

APPENDIX A

Social Media Engagement



SOCIAL MEDIA REACH AND ENGAGEMENT

Title

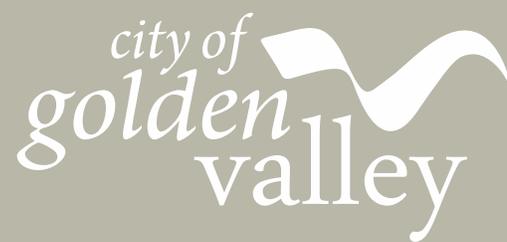
Reach = Number of people who saw the post

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.gif](#)
[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 * Ken Linden

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: Lois Fruen <>
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.

James and Lois Fruen
4510 Westwood Lane

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



From: [Paul Schneck](#)
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, lfonnest@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?

Paul Daniel Schneck

8014 Olson Memorial Highway, #255
Golden Valley, MN 55427

From: [Dan Leavitt](#)
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 in to 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 in to. 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

Lori and Dan Leavitt

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.

Lori and Dan Leavitt

From: [Claire DeBerg](#)
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,

CLAIRE DEBERG

writer + model

clairedeberg.com + [@clairedeberg](https://www.instagram.com/clairedeberg)

[blog](#) + [linkedin](#) + [fb](#) + [youtube](#)

From: [Marcia Fluer](#)
To: [Harris, Shep](#); [Clausen, Joanie](#); lfonnest@goldenvallelymn.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.

Marcia Fluer
225 Janalyn Circle

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: Pamela Lott
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,

Pamela S. Lott
220 Sunnyridge Lane
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.

Tereza Cervenka, MD

215 King Creek Roa

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) | tcruikshank@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: Daniel Charette <danielcharette@comcast.net>
Date: September 28, 2019 at 7:11:33 PM CDT
To: sharris@goldenvalleymn.gov, jclausen@goldenvalleymn.gov,
lfnest@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.

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 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,

Daniel and Kristen Charette
327 Burntside Drive
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: Micah Garber <>
Date: September 29, 2019 at 12:13:42 PM CDT
To: "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,

Micah Garber

427 Westwood Drive North

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: JeffandLidka <>
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 pocket 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.

Jeff Dotterweich & Lidia Zylowksa
336 Burntside drive

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: Lois Fruen <>
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.

James and Lois Fruen

4510 Westwood Lane

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

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.

Stephen Glomb
4116 Beverly Avenue

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

Stephen,

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: Stephen Glomb <>

Sent: Friday, November 1, 2019 5:16 PM

To: Zimmerman, Jason <JZimmerman@goldenvalleymn.gov>

Cc: Blum, Ron <>; [Stephen Glomb](mailto:Stephen.Glomb)

<>

Subject: Timeline for Narrow Lot Discussion with Planning Commission

Jason,

I've attended that 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!

Stephen Glomb

4116 Beverly Avenue