

Cover letter to Planning and Zoning on Development Agreement Policy

FROM: Councilman Lee, District 5

TO: Planning and Zoning Commission

City Council, at its October 28, meeting, reviewed the proposed new Development Agreement Policy created by P&Z. Several suggestions were made by myself to rework some of the points and add an introduction. I was asked to submit those to P&Z for review and comment back to City Council.

Attached are those recommended changes in italics and underlined. The original text is above and in red. Dashed lines separate items.

The P&Z originally submitted development agreement gave the impression that we would offer incentives to get things the developer should be doing anyway. I want to remove all the incentive related words and tell the developer this is what we expect as normal and not something we will pay extra for.

The word incentive is an invitation to manipulate the city. The developer is perfectly able to adjust the price of their homes to meet our requirements without costing us money. If the developer meets these requirements and is interested in going beyond, then the city might consider some arrangements, but it will have to be far beyond the stated expectations in this development agreement or the city has a compelling reason for something not part of the developer's plan. We do not need to give the developer any reason to try to get incentives from the city.

Robert Lee

District 5