

June 2, 2012

Dear Planning Commissioners:

As a citizen who is involved with land use issues in various forums, I must protest 3.11.1 Design Development Option (DDO) as proposed in the Unified Development Code. At no time have I been in any meeting or informal conversation addressing classifying DDO's as minor or major.

I find it especially disappointing that B.1.a, the construction of carports with limited setbacks and parking space length, was classified as a MINOR DDO. Footnote 85 states that staff and the Board of Adjustment recommended this change. As chair of the Board of Adjustment, I can assure you that there was never any discussion that the change be instituted *without* the current notification process to provide the means for neighbors and neighborhood associations to weigh in.

I believe that both B.1.a, carports, and B.1.b, wall heights, have potential negative impacts on adjoining residential property owners and surrounding area. When reading the purpose of DDO's in Section A, I must conclude that neighbors are in a much better position to determine the appropriateness of granting a code exception than the PDSD Director is.

Ruth Beeker
Board of Adjustment Chair
LUC Committee Member