

**Exhibit 8**  
**2019 Comprehensive Plan Amendments**

**From:** [Geoffrey Walters](#)  
**To:** [Sarah Fox](#); [Community Development Email](#)  
**Cc:** [Ashely Walters](#)  
**Subject:** Annual Comprehensive Plan Amendments-NW 10th (CPA19-05)  
**Date:** Saturday, April 13, 2019 4:00:06 PM

---

Hi Sarah,

Thank you for taking my call on Friday (4/12) regarding the proposed amendment from SFL to SFH/SFM in the NW 10th neighborhood.

To summarize, I've outlined my reservations regarding the amendment below:

- Due to the steep hillside terrain of this area and the amount of existing established development, very **few** of the properties would be able to benefit from this change in zoning. But **all** property owners but would have to bear the burden of increased density and possible traffic congestion if this zoning change takes place.
- The overall impacts to city housing goals would be minimal at best. It is reasonable to assume that there are other possible city council initiatives which would be more impactful in increasing the number of available affordable housing in the city.
- The proposed area of NW 10th is fully developed outside of a single vacant lot. All of the existing properties have been developed in the spirit of a SFL housing. Allowing the last remaining undeveloped property to build in a higher density than any of its surrounding neighbors would be a disruption to the overall aesthetics of the area.

I understand that there will be a public hearing on Tuesday April 16th regarding the changes, but unfortunately I will be away on business. If opportunity arises, could please express my concerns regarding the proposed change to the city council.

Thanks so much and let me know if you have any questions or concerns.

-Geoffrey Walters  
1511 NW 10th Ave  
971 274-9254