

**Darci Carlson**

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**Subject:** FW: Considerations for changes to Springdale Cottage Housing Development Ordinance

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**From:** Ken Dailey <[REDACTED]>

**Sent:** Wednesday, February 13, 2019 1:02 PM

**To:** ROBERT CARLTON <[REDACTED]>; Tom Dansie <[dcd@infowest.com](mailto:dcd@infowest.com)>

**Cc:** Kurt Goebel <[REDACTED]>; Judith Martin Schraut <[REDACTED]>; Mark Stevens <[REDACTED]>

**Subject:** Re: Considerations for changes to Springdale Cottage Housing Development Ordinance

Hi Tom.

Apologies for the short notice but, realizing that flood planes and flood zones have been discussed I thought I'd forward this [comment from Bob Carlton](#) - owner of property adjacent (across the river) to AIL proposed development.

Regrets I won't be able to make the meeting tonight.

Best,

Ken D

Sent from my iPhone

On Feb 13, 2019, at 11:23 AM, [ROBERT CARLTON](#) <[REDACTED]> wrote:

Has the city hired a geologic or water engineer to consider the full impact on other flood zone properties when land owners either directly alter the rivers edge. Or add fill dirt to raise the level of their property without altering the rivers edge. Although we are not engineers it would seem that water that would normally flood parcel A might then instead flood or more severely flood parcels B C etc

We are on the road so if you feel this is an avenue worth exploring please send it to the council

Another economic argument to add to what Ken has written is that if the goal of the city is to provide additional lower income housing either in rental or direct ownership then this must be directly legislated. Cottage housing does not accomplish this goal because the economic decision that faces each land owner within the valley residential zone is what is in their interests rather than for the landowner to altruistically make the decision to develop their land to help the less fortunate.

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