

# HANDOUT

**From:** [Rod Hanson](#)  
**To:** [Lacie Olivier](#)  
**Cc:** [Alex Strawn](#); [Wade Long](#); [North Lakes Community Council \(board@nlakes.cc\)](#)  
**Subject:** NLCC Comments - Resolution 26-09 Multifamily Code Changes  
**Date:** Sunday, June 14, 2026 8:29:16 PM

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Planning Commissioners,

On behalf of the North Lakes Community Council, I had hoped to testify regarding Resolution 26-09 at the Planning Commission Meeting scheduled for June 15th. I regret that I cannot participate in your meeting. Instead of my public testimony, please consider the following in your deliberations on this matter.

The draft ordinance proposes several changes to Multifamily development regulations. Many of the recommended changes close identified gaps in the current code and should be advanced. These include language related to:

- Emergency fire response access, traffic movement, and vehicle circulation.
- Developments with more than ten dwelling units must follow the Subdivision Construction Manual and the Bridge and Culvert crossing regulations.
- New regulations for drainage and stormwater management.

Information Memo 26-045 and Ordinance 26-09 also identify goals of "ensuring that small scale residential projects are not subject to standards intended for larger-scale multifamily housing" and "balancing the regulatory burden for small-scale developments.

These seem to be worthy goals, but it is unclear how the other proposed code changes align with them. Here are some questions I recommend the Planning Commission pursue:

- Could someone develop a large parcel of land into lots (or sites) of 40,000 square feet or greater and then construct several "small-scale" multifamily units on adjacent lots within that larger parcel? While each site or lot meets the definition of "small-scale," at what point does the entire development become classified as "larger-scale"?
- Does it make sense that a four-plex on a single lot, or two duplexes on neighboring lots be exempt from the new drainage and stormwater management requirements?
- Neither the IM nor the draft Ordinance mention using fencing instead of perimeter landscaping for multifamily developments. It appears the requirement for perimeter landscaping is being removed for all multifamily developments, including large-scale ones. Is this really what is best for our communities and neighborhoods? If you really want to remove that requirement, please be transparent about it and include it in the Resolution for public awareness.

Reducing the regulatory burden for truly small-scale multifamily developments makes sense. Please ensure the proposed legislation has no loopholes.

Thank you for your consideration.

Rod Hanson