

SUMMARY OF COMMENTS RECEIVED
MAY 31, 2006 EMERALD LAKE HILLS COMMUNITY MEETING

I. Concerns Regarding Design Review

- The Design Review process takes too long.
- The existing Design Review regulations should be re-examined. Invite all to the table, not just a small group.
- The Design Review Committee has too much power. There should be no representation of the Emerald Lake Homeowners Association on the Design Review Committee.
- Design Review regulations are useless. The community wants less government.
- Diversity in design should be maintained in the community. Eclectic homes should be allowed in the community. The community wants diversity, freedom, and tolerance in design regulations.
- The County should regulate colors.

II. Concerns Regarding Development Standards

- The regulation changes proposed by the Homeowner's Association are not practical, are too restrictive, and will drive up the cost of housing. The proposed new regulations are biased against large houses and large parcels, and are penalizing older, smaller homes. The new floor area ratio regulations are unacceptable.
- Strong environmental regulations (trees and slopes) are needed more than design regulations.
- The County should be concerned about water run-off. The County should focus on safety issues, not design.
- Natural disasters allow a homeowner to rebuild as before; however, if a homeowner voluntarily rebuilds, the house must be up to code.
- Variances are allowed indiscriminately.

III. Concerns Regarding Enforcement

- The Planning Division should better enforce the regulations that have already been adopted.
- The community needs consistent enforcement of existing regulations, rather than new regulations.

IV. Suggested Changes and Solutions

- The County should send out questionnaires to the community about adopting any new regulations and initiate any proposal for new regulations.

- If the cost of remodeling a house exceeds 50 percent of its value, then the house should be brought up to code during the remodel.

V. Questions

- Are double door garages allowed in the community?
- Are solar panels allowed in the community?
- Why are small lots being allowed to develop?
- How do the proposed new regulations relate to existing regulations?
- What is the next step in the process? Where do we go from here?