Senate Bill 50 **: ITEM #1 Admin. Business/PLANNING & ZONING**

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Comment Submission For the Record

The proposed changes in zoning in the City's report brings back questions as to why have zoning in cities in the firrst place.

Early in the 20th century people used the courts to settle disputes between citizens had with building heights, arguing that they were deprived of sunlight or to keep businesses spewing smoke stacks next to residential neighborhoods.

Zoning provided developers with assurances that home buyers were free from offending businesses and building heights, helped sell houses. Senatoe Bill 50 appears at attempts to go backward in enssuring these protections,

There is some merit to this senate bill, as there is a need for more housing, but using responsible approaches. There are unintended consequences to the recent relaxing of building codes allowing homeowners to add housing on their properties or allowing people to rent rooms in their homes.

Across the street where I live a long time neighbor moved and sold her house and gone in 3 days to investors who do not occupy the house but have a parade of people coming and going as it is now an Air bnb property. Her lawn is unkept, weeds growing such that people are unable to walk on the street, until a neighbor trimmed the weeds. My residential neighborhood is now a commerical traveler quasi hotel.

Neighbors don't really know who occupies these new age hotels. They may be human traffiquers, or drug deals going down, take up ou few parking spaces. People show up at all hours of the day as we peer out of our windows.

While further zoning and transformation has good intentions , the realities are disquieting. Are we forsaking neighborhood quality of life for allowing mere strangers into our neighborhoods? I oppose SB 50 for the unintended consequences, that decades of zoning have brought to small cities and the preservation of property values that are in jeopardy.