

Angelica Escalante

From: Howard Boggs <1955whb@gmail.com>
Sent: Wednesday, August 26, 2026 2:36 PM
To: Permits
Subject: comments regarding proposed Critical Areas Ordinance changes

My comments that follow are in regards to the proposed riparian buffer and setback.

1. The majority of the land in the city that is adjacent to the streams is already developed. A lot of the development was prior to any stream setbacks. The balance was with the current setbacks. The result is most of the developed land has improvements that would not be allowed under the proposed changes. Further development of these lands will be a challenge, likely resulting in less infill. The undeveloped land will also be impacted resulting in less infill parcels. I doubt the future riparian buffer areas will improve enough to offset the loss of infill parcels.

2. The existing buffer setback is 5'. The proposed new setback is 15'.
With the buffer increasing from 35' or 50' to 100', why make it worst for property owners by making the setback bigger. I suggest a 0' setback. If that can't work, then keep it at 5'.

Thank you,

Howard Boggs

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