

meeting 2  
october 15th, 2008  
earl bennet

meeting called to order around 6:15

jim heim, randy toaves, marie auclaire  
staff - bj grievé and allison \_\_\_\_\_  
We did not approve minutes from 1st meeting

RT -sell - lake county as an example , lake county has a lot of things that are not appropriate, Mr. crowder has some good points, he would be a great one to convince of this project, and that it would happen the way we say it does

bj- we gave this presentation to jeff and lapp

rt - it is more clear to me now, and I think it is important that we prove to them this is going to happen as we plan it,

rt - how it is presented is how the committee - intends it to be, its clear, the rationale is presented to the commissioner the way the board intended to.

we need to sell it as it, no hidden agenda, the map is legally defensible, there are ppl that are going to argue

jh - has this board been presented this project

rt - not this one

bj - when we were working on the growth policy, we were getting that it needed to do something, put the dpm into the growth policy, can you support this, each board member was presented this program

I understand what you are saying, how do we prevent that from happening

rt - it has to be the planning committee presenting this, not the planning staff

bj- that we are behind the scene

rt - i think it will be better received, by board members, if we present it properly then we could have a great chance

bj- that doesn't offend me

rt - and there may be some on the other side the fence that will say no the staff needs to this that side of the fence doesn't care, a struggle

bj - i understand where the lack of trust will come from and it could present a better validity

bj - we can be the tech side of it, we will take what committee brings

rt - we need the guidance

bj- we can be caught up in the trend, so you can be the filter to the public

rt -

bj - we had a brainstorming session, what kind of things can encourage / discourage density, lets put it together on a list, we came up with 42, then we categorize them, this is a draft only, a thing this from staff, easier to take away then add,

rt - you do not want to many drivers

-we went through the list attached -

rt - can thus program pick certain school district

school district enrollment / capacity we know where they are at -

bj - you may get a few that we are not at capacity

rt - this is a fact, not a personal opinion

We went through the list of drivers that staff had a brainstorming session on, this is a list and DRAFT only, nothing that is in stone, BJ wanted that very clear, so that if this was presented to anyone of the public, that it is only a DRAFT.

I will list the brainstorming drivers and as a summary of our conversations as we went through the list, all members present had comments, there are many drivers that the list presented that would need clarification or a value assessed to it to make the maps more accurate. It is very clear to all the members of the committee and staff understands that if the DPM is to be presented to the public and the county officials, IT MUST COME FROM THE BOARD AND REMAIN INTACT ( THAT THE WAY WE PRESENT IT, THE WAY IT IS WRITTEN, THE MAPS, ECT REMAIN TRUE TO FORM AND THAT STAFF FROM THE PLANNING OFFICE IS TECHNICAL SUPPORT. WE ALL BELIEVE THAT THE SUPPORT FOR THIS PROJECT WILL BE MORE FORTH COMING IF IT IS PRESENTED BY US, OUR COMMUNITY MAY RECEIVE IT BETTER AND KEEP AN OPEN MIND, THERE IS MISTRUST WITH THE PLANNING OFFICE BY MANY COMMUNITY MEMBERS AND AS COMMUNITY MEMBERS WE DO NOT WANT TO MISLEAD THOSE THAT WE ARE REPRESENTING.

Is is important to remember that the DPM would be an overlay and any existing zoning would remain intact and that the more restrictive shall apply and that the DPM does not have uses attached to the density. We do need to research on how the DPM would affect some of the neighborhood plans, example: helena flats, there is a neighborhood plan though they have no zoning.

All those at the meeting kicked around ideas on the drivers that staff came up with, most of the drivers that staff had committee members had.

Staff is going to work on a time line to help the committee and planning board members, so that we have a plan on when and how to present this and the information that we need.

Miss Allison \_\_\_\_\_ will be our liasion for this committee as BJ informed us at our meeting.

The next meeting is scheduled for November 5th, 2008 at 6pm at the Earl Bennett Building.

We are to come with the top 12 drivers that we feel important and a report if we have spoken with anyone in the community about the DPM.

COMMITTEE A MEMBERS AND STAFF, I WOULD RECCOMEND THAT WE APPROVE MINUTES FROM THE FIRST TWO MEETINGS AT THE NOV. 5TH MEETING.

I WAS NOT ABLE TO MOVE MY PRIOR EVENT ON THE 5TH, SO I WILL NOT BE ABLE TO ATTEND ON THE 5TH. I AM SORRY, SOMEONE WILL HAVE TO KEEP NOTES....

MARIE

DEVELOPMENT PREDICTABILITY MAP  
POSSIBLE “DRIVERS” BY CATEGORY

DRAFT ONLY

THIS LIST IS ONLY A BRAINSTORM LIST OF ALL THE POSSIBLE REASONS A COMMUNITY MIGHT WANT TO PROMOTE OR LIMIT DENSITY.

THIS LIST IS NOT INTENDED TO BE INTERPRETED AS PROMOTING ALL OR ANY OF THE ITEMS LISTED.

Drivers with multiple distance thresholds:

1. Distance to primary schools based on existing or planned capacity of school ( attracts density)
2. Distance to fire station (attracts density)
3. Distance to entertainment ( attracts density)
4. Distance to a library (attracts density )
5. Distance to a solid waste collection site
6. Distance to a Post Office (attracts density)
7. Distance to parks/active recreation opportunities (attracts density)
8. Distance to employment centers (attracts density)
9. Depth to groundwater ( Deep groundwater)
10. Distance to existing LULUs (locally undesirable land uses) (repels density)
11. Distance from airport influence zones (repels density)
12. Distance from Historically significant areas (repells)

13. Distance from viewsheds ( repellent )

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14. Distance to facilities and services for non-driving population, such as nursing homes, pharmacies and community centers for elderly or playgrounds, ball fields or skate parks for kids ( attractant )

15. Distance to “basic” commercial services, such as a gallon of milk, movie rental or a cup of coffee

16. Distance to expanded commercial services such as a grocery store or target

17. \* proximity to similar densities ( attract similar densities )

18. \* proximity to similar densities of septic tanks / wells ( attracts similar densities )

we had a bit of discussion on the 17 & 18 since because of family transfers or non conforming lots that this driver could sway the map in either direction and may be a difficult driver to get a true test on...

19. Distance to entertainment (restaurants, movies, bars )

20. Distance to community social centers ( churches, granges, community centers, schools ) attracts density

21. Distance to contaminated sites ( repels density )

22. Distance to popular hunting areas ( repels density )

23. Distance to transportation hubs - major intersections ( attracts density )

24. Distance to roads of certain grade ( better roads - attracts density )

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DRIVERS WITH ONE THRESHOLD ( IS OR ISNT )

25. WUI/ High wildfire risk ( repels density )

26. Slope over 30% ( repels density )

27. Floodplain ( repels density )

28. Wetlands ( repels density )

29. Prime Agricultural Soils ( repels density )

30. Public Water availability ( attracts density )

## DRAFT ONLY

31. Public Sewer availability ( attracts density )
32. School Bus access ( attracts density )
33. Access to quality groundwater at adequate depths ( attracts density )
34. Shallow / perched aquifers ( repels density )
35. Usable rail sidings ( attracts density )
36. Presence to gas, electric, cable and or telephone utilities ( attractant )
37. Air quality ( dusty roads, mills, agricultural operations ( repels density )

### Time Thresholds

38. Law enforcement response times
39. Time until road gets plowed in the winter

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### General growth guidance drivers:

40. Creating Low-density rings around settled areas to prevent sprawl
41. Promoting affordable housing by encouraging densities in appropriate areas ( those near public services and facilities )
42. Creating low-density wildlife corridors with FWP guidance

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