
Joint P&Z / BOCC / CC Meeting #9 December 13, 2011

In Attendance:

County Commissioners

Bob Benedict
Kathy Rinaldi
Kelly Park

P&Z

Matt Eagens
Ryan Colyer
Jennifer Dustin
Dave Hensel
Bruce Arnold
Shawn Hill

Core Committee

Ian Noyes
Amy Verbeten
Julie Stomper
Cleve Booker
Dennie Arnold

County Staff

Angie Rutherford
Curt Moore

Consultant Team (Team 2020)

Jennifer Zung
Bruce Meighen (via phone)

Meeting was called to order at 5:30 p.m.

1. Minutes from the last jointly held CC/P&Z/BOCC meeting on September 20, 2011 were reviewed and approved.
2. The development of the Frameworks was briefly reviewed by Jen. Development process included:
 - a. Workshop with all SC and CC members
 - b. Framework interpretation and refinement – presentation to CC
 - c. Review by SC
 - d. Revised based on SC feedback and reviewed again by CC
 - e. 3rd Draft reviewed at Public Open House
 - f. Frameworks not only include land use info, but also amenities and policies on how to achieve the development patterns presented. This gives a more holistic view which will inform preferred land use maps as well as policies
3. Each of the three Frameworks was presented by different members of the CC. Framework descriptions were provided to the P&Z and BOCC members and are attached to these minutes
 - a. Framework 3 - Ian
 - b. Framework 1 - Amy
 - c. Framework 2 – Julie
 - d. General discussion – concern being expressed about size of conservation zone which is proposed at 1/60 ac. Is it too big? What other options are being considered for creating open space? Open space bonds, etc. Some additional industrial zoning is proposed – do we need more? Part of public input over the next months will be “right sizing” some of the zones. A point was made that much of the open space is shown on the north end of the valley but there is more population in the central and southern ends of the valley. Should open space be designated closer to population centers?
4. Next steps for the Frameworks was reviewed by Jen

- a. This draft will be out for review for another month by the public via an online survey and additional outreach meetings with the farming community which Amy and Angie are coordinating. Bruce and Dennie were asked to help get the word out to the ag community as well.
- b. An evaluation of the Frameworks will also be completed by the consultant team to look at environmental and social impacts. Ideally an economic evaluation will be done by the economic consultant.

The meeting was adjourned at 7:00