

General comment on draft comprehensive plan.

The plan states it is based on the Heart and Soul Project. This is a big problem. Who decided this? How was this decision arrived at? The Town has provided it archive on Heart and Soul. The three documents contain no information about the actual product of the project, consisting of RFP/advertising brochures, etc. Basing this plan on something the town doesn't even have a copy of needs to be explained. The Heart and Soul project is not reflective of the community today, was not designed as a basis for a comp plan and is not cited in the plan to explain how it relates to the conclusions in the plan.

The plan is a guidance document on future growth. It should stick to that purpose and not delve into metaphysical discussion of improving relationships, etc. It needs to have specific recommendations for the location of future growth and not substitute statements about how the location of various types of growth should be identified. This gives future decision makers no guidance, it merely kicks the can down the road and will lead to scatters growth and spot zoning based on the hot issues of the moment, exactly the opposite of the intent of the legislation authorizing the plan in the first place. The locations of this growth need to be shown on accurate maps with categories that correspond to our current zoning categories or have clear guidance on how the new categories relate to the ones now in use. Also if the plan envisions new zoning categories it needs to flesh them out in great detail.

As a document to guide future growth it needs to make full assessment of the moratorium, state the conclusions of past studies and state there is not going to be growth based on new water taps for the foreseeable future. However, there is predictable growth already in the pipeline which is not mentioned. There are about 100 taps already sold that have not been activated, and this is in addition to the 317 tap owned by the coal company. The so far as these taps are tied to a location they must be documented on a map in the plan as locations where growth is likely.

The plan needs to have a knowledgeable discussion of the inter play between gentrification and town policies.

The plan needs more and better maps.

The map of future growth, if that is what it is, needs more detail and documentation of how the categories and their locations were arrived at. Where rezoning is envisioned there needs to be clear statement explain why. The categories need to be explained and correlated to our existing zoning categories.

The next step of development for this plan should be line by line discussion by the Planning Commission.

The brevity of this discussion of the plan is a direct result of the artificial deadline set by the Administrator.

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