

GROUP #1

- IMPROVE INFRASTRUCTURE IN TOWN CENTERS
- ③ SURVEY CITIZENS - TAX INCENTIVES FOR DESIRED BUSINESSES ●●●●●●●●
- ③ MIXED USE - HIGH DENSITY - AFFORDABLE ●
housing ●●●●●●●●
- ② LIMIT GROWTH ●●●●●●●●●●
- REPURPOSE EXISTING BUILDINGS AND PROVIDE INCENTIVE TO DO SO ●●●●●●●●
- ① "WALKABLE" COMMUNITIES ●●●●●●●●●●●●●●
- ③ NON-RETAIL EMPLOYMENT ●●●●●●●●●●
- RESTRICT STRIP MALLS ●●

Many

GROUP #1

- LIVING LEGACY DONATIONS ●

(NON-SPORTS TYPE PARKS)

② BOCC CONSISTENTLY BUDGET MONEY
FOR THE PAR FUND. (NO TDR LIMIT) ●●●●●●●●●●

↑
③ INCENTIVIZE CLUSTER DEVELOPMENT ●●●●●●●●●●

↓
MORE INCENTIVES TO KEEP FARMS PROFITABLE. ●●●●●●●●●●

- TAX INCENTIVES (↓ PPT) ●

- TAKE ADVANTAGE OF THE RURAL LEGACY
PROGRAM ●●

④ NO MORE CHANGES TO ZO. UNTIL COMP PLAN
IS ADOPTED ●●●●●●●●●●

- COMMERCIAL TDRs ●●●●●●●●

- EXPLORE FEDERAL PRESERVATION

Group 2
#1
④ ~~float~~ Bonds - Acquisition Easements -

④ Creative Use of TDR's in Town Center

③ Clean Industrial with a small ~~footprint~~
Incinerator Development with small footprint

Use TDR to Buy more land

Use TDR's to create Greenways ①

Buy an acre program

③ - Stop Developer Using TDR to destroy
Green field

Carolyn

G 2

②

Increases lot size in Rural areas #1
and Decreases inside Town Centers

①

37,000 Household Total Build out

③ Mixed use residential on top #2^{G2}
of Retail
6

- Reduce TDR requirements in TC
PFA's
-

④ Expand^{ex.} Sewer in TC
5

- Reduce excess taxes in TC
reduce hook up fees
-

- ~~Reduce~~ Expand Town Center
Boundaries

12 11 Centering build in TC
Disincentive outside of TC
G2 #2

12 1 Build a Center in the TC
focus of building a sense of
Walkable/Bikeable Community

10 2 Reuse and Repurpose Existing
Buildings

4 5 affordable and Denser Housing in
TC Density Bonus



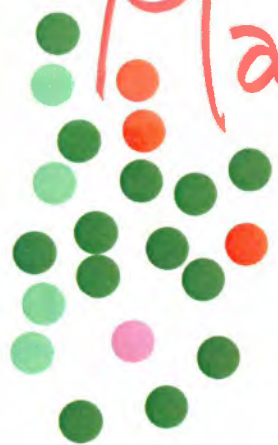
Allow up zoning w/in
Town Ctrs. Reduce
density in Rural Areas



Encourage young farmers
Eliminate inheritance tx.

group
3

Rachel



Maintain BLD out
limit of 37,000
households group
3



Reinstitute recordatn
committ



fees to land pres.

Hold referendum for the allocation of Land
Pres. funds to prevent these funds being
diverted to ~~other~~ programs other than
land preservation.



Assess opportunity costs
of developing or
preserving land



Tax the wealthy to pay for
acreage over 10 yrs
group 3



In town centers build
infrastructure before
overcrowding - group 3



Use natural areas, better
signage, promote tourism.



Achieve goals thru zoning



High quality designs, buildings,
parks



High quality amenities in Town Ctrs



Use cost/bene analysis
for comprehensive ~~analysis~~
review ~~of~~ to guide decisions
(target Country's spending)

Group 3

Question #1:

group
3

- ① Maintain buildout limit of 37,000 households
- ② Allow increased density w/in TCs and reduce density in Rural Areas
- ③ Recommit recordation fee to Land Pres. Hold referendum for the allocation of funds to prevent them being diverted

I. A QUESTION

GROUP 4

• HELP FARMER PRODUCE & PRODUCTS

• DECREASE # OF DWELLING UNITS
IN THE TOWN CENTERS

• KEEP TDR PROGRAM INTACT

STRENGTHEN TDR MARKET

• INCREASE DENSITY OF HOUSING IN THE
TOWN CENTER, REQUIRING PURCHASE OF TDRs.

1B. DO NOT RAISE TAXES.

• DEVELOPERS PAY FOR TDRs, PASSING ON COSTS
TO HOME OWNER. THE MARKET REGULATES PRICE.

• OPT OUT PROGRAM IF FARMER CANNOT
SELL ALL TDRs.

• CHARITABLE PURCHASE OF DEV.

Jamara

QUESTION #2

GROUP 4

- INCREASE DENSITY (IN TOWN CENTER) IN DESIGNATED AREAS TO INCREASE LAND VALUES.
- INCREASE DENSITY IN TC BY SUBSIDIZING UTILITIES (i.e. WATER & SEWER).
- RETAIN BORDERS OF TOWN CENTERS
- REDIRECT COMMERCIAL TO INDUSTRIAL NOT TO TOWN CENTERS.
- DON'T GIVE TAX INCENTIVES
- STREAMLINE APPROVALS OF PERMIT APPLICATIONS IN DESIGNATED AREAS
- PROVIDE INCENTIVES YOUNG ADULTS TO STAY - REGISTRATION ^{EDUCATION}
- ATTRACT BUSINESS OTHER THAN RETAIL

- MAKE IT MORE EXPENSIVE
- TO DEVELOP OUTSIDE TOWNS

GROUP 4
Q.2
#2

#1A.

- Maintain TDR's
- Bigger Land Trust / Farm Trust
- Greenways
- Hi Value Crops
- Com. Supported Agri.
- County to Buy Land
- None - there is enough Pres.
- Density in TC
- Determine Best ratio of Dev. to Pres.
- Coord. - State, County, non-profit
-

#13 How to Pay

- Higher TDR price ●●●●●
- Tourism ●●●●●
- Increase Impact Fees ●●●●●●●●●●
- Bond for Ag. Pres.
- Higher RE taxes ●●●●●
- Dominion \$ to Ag. Pres. ●●●●●
- TDR's for comm. ●●●●●
- Purchase of Dev. Rights ●●●●●
- Dev. to Pay for Infra. cost ●●●●●●●●
- Progressive Impact Fees ●●●●●●●●●●

#2

- Streamline Permitting Process ●●●●●
- for new T.C. businesses ●●
- Tax breaks for biz in TC or Industrial ^{Area} ●●●●●●●●●●
- Subsidize hi-Density ●●●●●
- " Senior housing ●●●●●●●●
- Scaled ~~Impact~~ Impact Fees ●●●●●●●
- Quality Dev. ●●●●●●●●●●
- Mixed Use T.C. ●●●●●●●
- Walkability Improve ^{Area}
- No more T.C. growth

Group 6
#1

CO EXAMINE ~~ZE~~

REVIEW
CHANGE ZONING DISTRICTS, ESP.
Below BATTLE CREEK to ↓ density
allowed

1 Create buffer zones around
existing F+F zoning districts

2 INCREASE COMM. IMPACT FEES TO FUND
PRES. PROGRAMS.

3 Require TDRS for Commercial
Building to ↑ market for TDR's +
Incentivize sale of TDR's by property
owners.

Pat

~~* STICK TO TDRS)~~ ^{Group 6} #1
Already covered)

* DIVERSITY OF HOUSING
BUT RESTRICT TO TC's

* Rural Preservation
Private / Public

* Stay informed
on local Laws/Lawmakers

• Share best practices w.
• other Co's.

Group 6
#1

- ENCOURAGE CONT. USE
OF PGMS THAT PRESERVE LAND
(EX: TDR)

- STRENGTH PUB. PROCESS
BEFORE BOCC CAN TAKE
ACTION
- ZONING CHANGES, TRANSPARENCY

- "RURAL" CHARACTER- LET'S OWN
THAT CLAIM & COMMUNICATE IT!

Group
#2

REQUIRE Commercial Bld's to
Purchase TDPs causing ↓ build out
in Farm + Forest districts

Ques. 2.

Take existing enterprise zones & ease regulations to encourage growth there. Rethink ~~enterprise~~ enterprise zone use. Streamline review process.

Make it very difficult to develop outside of development areas.

Incentivise attractive buildings
signs, etc.

* Resurrect the CHARRETTE
↑ attractiveness of town centers
to draw residential
building houses