

Questions for Planning and Growth Management

What is role of Planning and Growth Management (PGM) and other county departments in the implementation of the Community Plans?

What issues has PGM, and from your prospective developers experienced in the implementation of the goals and strategies of community plans generally; and specifically with the Keystone-Odessa community plan? How can these issues be addressed both in the development and updates of the community plan and land development regulations?

What are some of the issues that result in enforcement of existing development regulations, instances that staff and citizens have come up against and have been discussed since the plans adoption in 2001 that continue to reoccur as projects are reviewed, at the zoning stage, at the site plan review, and at development stage that have created controversy (and that the community perceives as staff interpretation)?

There is a perception the PGM staff is not accurately interpreting the community's plan accurately or consistently, where the intention of the community plan and how it is being enforced are not aligned with one another. The following list are examples:

- Definitions for monument signs in the LDC and in the community plan.
- Definitions of types of fencing materials (i.e., along the scenic corridor).
- Definitions of urban, suburban and rural in implementation vs. relationship to plan categories.
- What are some of the effects of the architectural design requirements in the Keystone-Odessa area that you have experienced and how can they be clarified.
- Identified activity centers (are they working and why or why not)

Looking at the zoning (rezoning, major modifications, and variances) that have occurred since the adoption of the Keystone-Odessa community plan, what has and is working and/or has not or is not working as related to currently adopted goals and strategies of the Keystone-Odessa community plan? Are zonings, major modifications and variances being influenced to other things?