

*Comments from Marc Fink, via email to Julia Fonseca and Mike List from Sherry Ruther*

3-02-09

Julia/Mike – Marc Fink had some comments/observations that you'll find below. Might come up at Wednesday's meeting. We'll be convening in DSD's 2<sup>nd</sup> floor conference room.

FYI - Below are comments that Marc provided earlier:

I've read the second report and I have some comments, listed below. There are two caveats to bear in mind: 1) The maps in the report are, obviously, at small scales; more importantly, some lack even major roads and other regional landmarks which make them difficult to evaluate (for example, map on page 4); and 2) not having the original growth report (by ESI) does not allow one to evaluate their study. For example, the Fonseca report seems to imply that the ESI study does not allocate growth to the Three Points area, which would be surprising (see map on page 2). With these in mind, here are my comments (page numbers refer to the pagination of the report shown in the lower right corner):

- 1) In general, I don't have any glaringly major concerns with study or their methodology; the concerns listed below may not have a major impact on the spatial results.
- 2) It is not clear how non-residential development is handled, either spatially or in determining how much.
- 3) "Unplanned development" (which is not defined, though I assume it is non-subdivided residential development. However, one could characterize some of this as planned if it conforms to the Comp. Plan, and particularly if the result of a rezoning) is restricted to RH and GR-1-zoned land. While most of such development is zoned GR-1 and RH, there are areas where SR and CR-1-zoned land could qualify. (see page 5)
- 4) Growth projections include municipally-owned land (see page 5 and 6).

Hope this is useful.

Marc