Elbert County Comprehensive Plan Update
Planning Commission Meeting – September 19, 2017

Following is a record of the 09/19/2017 Planning Commission meeting. Items noted in bold are assigned tasks.

1. Public Meeting 2 – Initial Takeaways
   a. Commissioner Wilderman asked if the answers of those who participated that said they lived outside Elbert County would be redacted from the results; keypad polling does not tie to specific pads, so the responses must remain in the results
   b. It was noted that residents polled want growth in commercial and needed services but also want low-density development; need to determine how to reconcile these desires
   c. The concept of “affordable housing” needs to be described in a way that does not necessarily connote “low-income” housing; there does appear to be a need for attainable housing in the county for young working professionals
   d. DW noted that initial responses to the online survey are primarily from NW Elbert County residents; PC asked that a paper version of the survey be made available to the CTF for outreach across the county; DW to provide a .pdf of the survey for printing by the County (completed 09/20/17)

2. Open Lands Study Review
   a. Kyle Fenner (KF) presented the Open Lands Study presentation as a refresher to the PC
   b. PC concern with referencing the Study in the Comprehensive Plan without BoCC review or an open public process
   c. KF/DW explained that the current plan describes protecting sensitive lands (floodplains, wetlands, ridgelines, steep slopes, wildlife habitat, working agricultural lands, etc.) but there are no visual resources that identify those lands – suggested that the Open Lands Study maps may serve as those visual resources
      i. Some PC and CTF members expressed concern that mapping private properties as sensitive lands to be preserved by be considered a taking
      ii. Other PC members expressed a desire to provide mapping to protect valuable resources
         1. More work is needed among the PC to find a common ground on the use of the Open Lands Study

3. 1996 Comprehensive Plan Goals and Policies Review
   a. PC and CTF members divided into three groups to discuss the current plan’s general policies and land use policies
   b. The repeated use of the word “shall” in the policies is a point of concern for the PC, as many members feel it may be too restrictive; suggestions of replacing “shall” with “may”, “should” and “shall encourage” were made
c. Commissioner Wilderman suggested that each PC member mark up the current goals and policies; DW agreed that this would be helpful, and that DW would compile comments and highlight those existing policies that may no longer apply, that are consistent with current practices, and that may need additional consideration
   i. **DW to provide Word document for review and comment (completed 09/20/17)**
   ii. **PC and CTF members to provide mark-ups of current policies to KF by 10/10/17**
   iii. **DW to present first impressions of compiled mark-ups at 10/17/17 PC meeting**

d. Commissioner Klassen asked if an activity could be done with the PC to organize the policies to make sure that policy topics are being covered under the appropriate heading; Commissioner Turner suggested that this could be a way of organizing the Table of Contents
   i. **DW to create an “fishbone chart” activity to organize the policy topics during the 10/10/17 PC meeting**

e. Commissioner Turner asked if DW could provide policy recommendations in sections rather than as an entire document to allow for more time for review
   i. **DW to provide policy recommendations in sections following the 11/15/17 public meeting #3**