

Comprehensive Plan Update – 2007-2009

Neighborhood Group – General Meeting 7-9-08 6:30 pm
Nighthawk/Loomis/Horse Spring Coulee/Pine Creek

Introduction & Sign-in

Sign-in sheets were circulated. Dale Crandall convened the meeting.

Handouts

The Following handouts were available to the group:

- Draft Comprehensive Plan
- Concerns and Solutions spreadsheets
- Maps:
 - Density Options
 - Land Ownership (public vs. private)

Meeting Topics

Comprehensive Plan Process Status – The rough draft of the Comprehensive Plan was presented during the Growth Summit on June 11, 2008. The Planning Director is looking for guidance from neighborhood groups to comment on the draft plan and the associated density options maps. Consensus on issues is difficult to achieve, so the draft plan and maps has been presented with options. *Comments will be gathered from the neighborhood groups through September of 2008.*

Concerns/Solutions Update – During the last meeting, the group asked that the visioning exercise (extensive list detailing concerns, causes, solutions, barriers, and strategies) be re-circulated to the group. Ben Rough briefly described the handout and answered questions with insight from the group members.

Mapping & Density Exercise – Maps showing density options 1-4 were available for the group to review. Ben Rough instructed the group that these maps were produced as a starting point and the Planning Department expects the group will suggest revisions. Revised maps will be presented at the next meeting for further discussion. At the end of September, the maps will become part of the final draft of the comprehensive plan. The mapping exercise became very interactive creating the opportunity for questions and answers.

- Nighthawk should be a LAMIRD. The group would like to see high-density and commercial development in nighthawk, if the opportunity arises.
- Option 3 was the group's preference for discussion. The following changes were requested to Option 3.
 - Rural high-density on the Moreau property north of Palmer Lake
 - Increased rural high-density surrounding Spectacle Lake and within the valley between Loomis and Spectacle Lake
 - Replaced rural low-density with rural medium-density to remove an island between Whitestone & Spectacle Lakes

The group agreed that some large landowners may be interested in this mapping exercise. Some of those landowners should be contacted prior to the next meeting.

LAMIRD's

- The group suggests that all platted/un-incorporated towns should be adopted as LAMIRD's. This is consistent with designating Nighthawk as a LAMIRD.

- These areas should allow a mixture of high-density and commercial development, if the opportunity arises.

Topics for next meeting:

- Continued Mapping & Density Discussion
- Permitted & Conditional Uses

Next Scheduled Meeting:

Loomis Fire Hall August 6, 2008 at 6:30 pm

Meeting adjourned at approximately 8:30 pm. Respectfully Submitted, Ben Rough