

- The current urban growth boundary and future land use guide dose not distinguish between parcels close to town centers from parcels further out and surrounded by agricultural and very low-density parcels.
- Can the % of land allowed to be converted to future land use be dependent on the % of land closer to the town centers developed?
- The higher the zone the further out from the town center.

% Lower # zone developed	<25%	<50%	<75%	<90%	>90%
% Higher zone # available for development	10%	30%	60%	75%	100%

# Mobility Impact Fee

And the pace of development within the Urban Growth Boundary

I understand I do not know all intricacies involved in urban growth mitigation, but the current county plan is not working.

At a recent board meeting, discussion revolved around the Story Estates Development and how it is being designed as a walkable community. But it is being developed prior to the rest of the area. With the high densities involved in a mixed-use district at what point of development, 25% 30% 40%, would conditions favor starting businesses, adding bus routes and other ways to reduce trips.

This approach may not be the best solution. But it is the only one I have.

Will the current commissioners continue to throw up their hands in frustration or work towards a solution?

## Mobility Impact Fee

- As a Libertarian I would prefer a user funding model but with federal, state and local stakeholders this is not in the cards.
- The 150% increase for detached homes appears high at first glance (9,990 to 25,000) but the data supports it.
- If the only major objection is that the fee increase will slow development, that is ok.
- The \$100,000 for 1000 square feet for a restaurant with a drive thru is very high.

- Will the county web page or GIS map be updated to allow residents to quickly determine the amount of funds collect and the infrastructure projects they are spent on.
- Will the money be spent with a low administrative overhead and most value for the fees collected
- With the steep increase and my concerns, I would still ask the commissioners to vote in favor. In the current regulatory and funding framework this may be the best solution.