

Builders/Developers Interview 6/10/2008 on Land Use & Growth Alternatives

In attendance: Jay Halbert, Gary Phillips, Chris Giampaoli, Pete Giampaoli, Jason Bougie, Jerry Slinkard, Pat Conroy, Debbie Brodie, Bill Webb, Bill Brouhard

General Notes:

- Want to be sure that the maps reflect the land use suggestion forms and that “decisions” aren’t being made before property owners give input
- Concerned about the maps being released before the June 30th deadline for the GPA suggestion forms; feeling like their input wasn’t included enough before the public saw the three alternative maps
- Asked why Schuster property was not on Alt B. How were the growth areas selected?
- Concerns about site-specific bio studies differing from what is shown on the bio constraints map
- Concerned about these maps not accommodating the acreage needed based on market demands
- Want to understand our methodology for interpreting how public feedback leads to changes on the maps they see today
- Unhappy with the specificity shown on these maps
- Concern that the public at the workshop will eliminate growth areas
- They requested 2,300 acres of LDR
- They asked how many acres in each alternative, saying that they need that info for this conversation to be relevant. Then it was added that they need 3,500 acres total residential acres.
- Concerns about housing prices climbing to unaffordable if land area is limited/locked
- They asked about the viability of looking at opening up part (unconstrained areas) of Bidwell Ranch; staff responded that Council hasn’t given that direction
- Asked for copies of the PDF maps

Notes on Alternative A: (also See Notes on Map)

- Needs more LDR
- What about NW of Mud Creek
- Schuster changed the designations on his land

Notes on Alternative B:

- Why no Schuster?
- Schmidbauer resources flipped (**map error**)
- Interested in the Rose/5th St. area
- Asked about NCSP area outside CSA 87, but others said that land is already planned in the County

Notes on Alternative C:

- No comments were made on C