

Please accept the following as honest questions and suggestions. They are not meant to be accusatory. I apologize if they seem overly harsh, but I compiled them to simply help myself understand the complex document.

Again, thanks so much to the Planning Commission for doing such an excellent job with a challenging topic.

Questions/Comments Re. Comp Plan

Goal A, 8: What does “direct its growth so as not to encroach upon public or commercial forestlands” mean? Does it in anyway preclude us from acquiring Riggs/Grabow property or other forestlands?

Goal A, 12 and Proposed Action e: Neither mentions Ridgeline. Why? Why treat View Shed and Ridgeline differently? Why rank and identify versus establish an ordinance (ala tree protection)

Goal C, Proposed Action a: This is incomplete compared to other Proposed Actions. Specifically: Policy 3, 4, and 5 should be explicitly noted as Proposed Actions so as not to lose the required actions

Goal E, 8: Why only forest concerns to ODF? Why not also NFS (National Forest)

Goal E, Proposed Action a: a bit vague compared to other proposed actions but can live with it

Goal E, Proposed Action d and e: Are these not redundant (but highly important). Why not require ordinance? (Especially since struck performance bond?)

Goal F, Proposed Actions: Would like additional actions: c) Encourage development of new trails d) develop 804 trail with full accessibility access and improved aesthetics e) encourage business development that encourages people to make use of natural resources.

Goal G, Proposed Action C: again, can we consolidate view shed and ridgeline?

Goal H: Policies: Include 1) develop an inventory of vacant commercial properties 2) develop an inventory of vacant residential property

Goal H, Proposed Action: 1) Establish processes to identify developers of vacant properties. 2) Explore incentives to attract developers for vacant commercial property. 3) Establish incentives to convert abandoned housing to full use including low-income housing

Goal I: 4: add “including holding ponds” and 5: and ensure street system is well maintained.

Goal I, Proposed Actions: Add; f) Provide access and keys to emergency supplies. Keep such supplies fresh and current. g) Provide means for individuals to acquire and refresh emergency supplies.

Goal J, Proposed Actions: Add; c) Explore multiple forms of housing appropriate for part-time and seasonal workers.

Goal L: Consider adding “Develop restrooms in high utilization areas including the south beach of the Yachats river