

Social - From the stakeholder perspective you were selected to represent (or others), what Social factors, concerns or criteria do you think should be included in or accounted for in any zoning proposal that the ZAP develops?

Zoning and property values

An ongoing issue is a general lack of transportation planning for the more efficient movement and access amongst various growth centers and neighborhoods. Better connectivity binds communities socially that otherwise would remain partly isolated from their neighbors.

Impact of zoning on the attributes and character of the community.

Walkability is an important social determinant of health. Can anybody explain why we don't have/require sidewalks in the County (at least in the projects with densities around 2 acres or less)?

Persons don't have an understanding how zoning can protect their property values. Persons also don't understand that the county cannot evaluate the impact on ground water and control growth in areas where water is in short supply.

Zoning needs to provide assurance that property values will be protected by consistent rules. But it also needs to provide for services and facilities consistent with good, livable neighborhoods.

One of the factors that greatly impacts emergency services is the spirit of community ownership and involvement. Well planned and maintained neighborhoods can be a positive impact on this.

Please recognize the social need for open space and parklands going forward with Part 2 zoning particularly in the UGAs and some TGAs. Review condensed rationale from the white paper published by the Trust for Public Land by Paul Sherer).

Property values taken away from larger landowner's ability to divide less than 10 acres need to be compensated to them. We should consider the concept of granting transferable development rights (TDR's) to those landowners. It would require allowance of greater/cluster density in all zones.

Access to home ownership is a foundational pillar of a democratic republic. Zoning should broaden access to home ownership, not narrow it.

