

2. PLANNING PROCESS

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A. INTRODUCTION

The planning team consists of second-year graduate students in pursuit of a professional Master Degree in the field of City and Regional Planning with supervision of a faculty member, Dr. Cornelius Nuworsoo, from the California Polytechnic State University in San Luis Obispo, California. The planning process had three main phases:

1. Gather Information
2. Analyze Information
3. Compare Alternatives

Phase 1 of the process was performed between September 2012 and December 2012. During this period, the planning team engaged in a variety of information gathering methods including land use inventory, secondary research, and primary data collection through interaction with Clearlake

community members and City staff. The background report represents the culmination of all the information gathered during this time period and acts as the informational foundation for the development of the Clearlake General Plan policy document.

Phase 2 of the process used information gathered during phase 1 to determine emerging directions, develop population, housing, and employment projections, and consider development scenarios to meet the community needs expressed during phase 1.

Phase 3 took place between January 2013 and March 2013, during which the planning team used information from phase 1 and 2 to develop three growth scenarios to present to the community in community meeting #3. Using community feedback on each alternative, the team developed a preferred growth alternative to drive the formation of element goals, objectives, policies, and programs.

B. RESEARCH METHODS

Three different methods were used to gather information to inform the planning team on existing conditions as well as to identify emerging directions, which guide the development of goals, objectives, policies, and programs in the General Plan.

1. Secondary research was conducted to identify applicable standards, policies, and programs related to each General Plan element.
2. Field work was performed in order to generate an existing land use inventory which provides information regarding existing condition and use of all parcels within the City.
3. Primary data was collected in the form of three public meetings, which obtained community aspirations and preferences regarding the future of Clearlake and feedback on the three alternative development alternatives. Primary data will be discussed in the following section.

Secondary Research

Secondary research provided the planning team with the necessary background information and regulatory framework in order to understand the City of Clearlake and identify the primary needs that should be addressed in each element of the General Plan. Through an analysis of past demographic conditions and the evolution of relevant City and County policies, the planning team was able to identify emerging trends in the City, pertaining to each element.

The California Office of Planning and Research (OPR) guidelines were the starting point for this process, as these guidelines provide the skeletal framework and mandatory components of each General Plan element. These guidelines identified data and informational needs for each element, and led the planning team to the appropriate documents for further study and analysis. In addition, each section of the background report, as it applies to an element in the General Plan, addresses development standards applicable to the conditions in Clearlake.

The next steps involved the examination and analysis of City and County planning documents, including the City and County General Plans, City of Clearlake Housing Element, County policies, reports, and programs pertaining to the City, as well as such other relevant documents, such as the 2007 Vision Task Force Report and the 2012 Lakeshore Drive Corridor Plan. These plans provide the historical context for the development of the upcoming General Plan Project and identify additional resources for gathering information on the City.

Land Use Inventory

The City of Clearlake consists of 14,518 parcels. At the onset of this Project, there had not been a thorough inventory of existing land uses within the City. In order to provide an accurate background report and have a reliable source of data on which to develop goals, objectives, policies, and programs for the General Plan, the planning team conducted an in-person comprehensive land use inventory for all parcels in the City.

The team surveyed every parcel and gathered the following information:

- Occupancy, whether the parcel was occupied or vacant
- Active land use(s) for primary, secondary, and/or, tertiary uses
- Absence or presence of sidewalk, and condition of sidewalk, if present

In addition to gathering information for each parcel, the following information was recorded for any, and all, structures located on each parcel, or lot:

- Occupancy, whether the structure was vacant or occupied
- Number of structures
- Type of structure
- Number of stories for each structure
- Physical condition of each structure, ranked bad, poor, fair, or good quality

Active land use identified the primary use of a parcel, such as residential, commercial, industrial, public facility, open space, or other use. Within each land use category, data was collected regarding the specific use. For example, residential land uses were subdivided into single family detached, single family attached, multi-family, mobile/modular, or apartment structure. Commercial uses were subcategorized into retail, office, service, and industry.

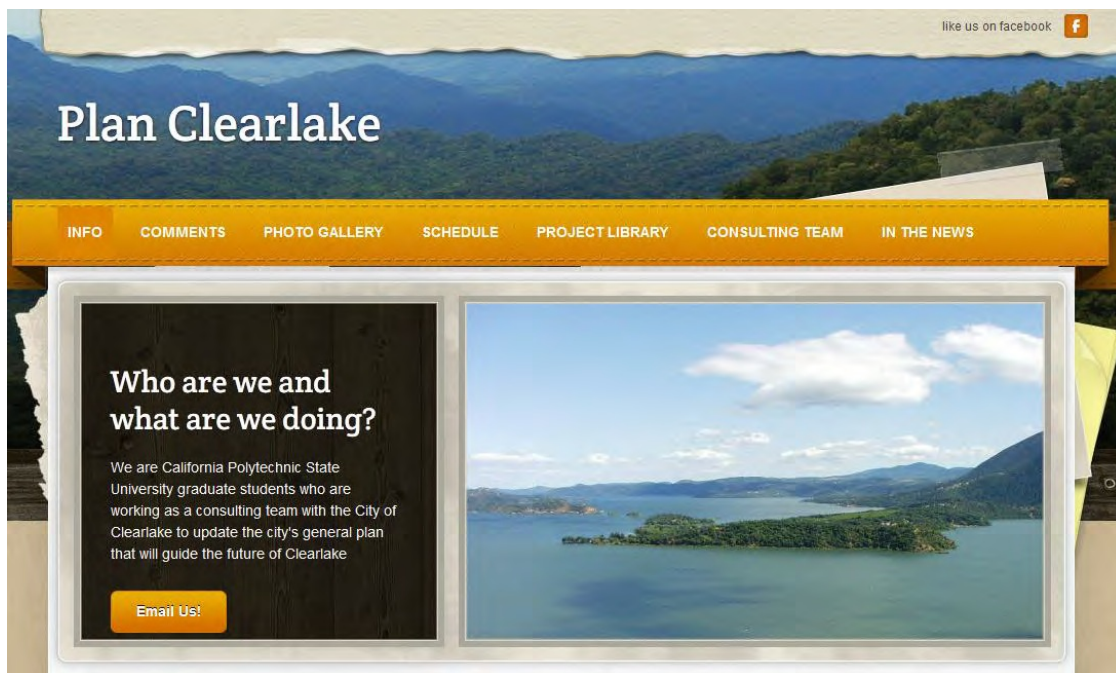
During two separate trips in October 2012, the planning team walked the City on foot to record accurate information for each parcel. This data was input into iPads, which were installed with specific software to organize the land use database. The HanDBase software allowed the data to be exported and merged into an Excel document, readily accessible for mapping in ArcGIS software.

C. COMMUNITY MEETINGS

Throughout the General Plan Update process, it is vital to include as much community input as possible. The General Plan is intended address the needs of its residents and act as a reflection of their vision for the future. The community meetings were beneficial in identifying issues, preparing goals, objectives, policies and programs, as well as identifying the opportunities and constraints in the City. Support from the public and City staff was exceptional, with good turnout and engagement during the meetings.

The team developed and maintained a database of stakeholders, while using the following tools to inform the public of meetings and planning progress:

- Community Plan Website (www.planclearlake.weebly.com); 107 unique visitors went to the website as of February 25, 2013
- Email announcements
- Telephone calls
- Newspaper Announcements (printed in Lake County News)
- Printed Fliers
- Street Interactions (referred to as the Plan Van)
- Facebook Site Plan Clearlake, 57 community members ‘liked’ this page and 509 views as of February 25, 2013



Cal Poly Planning Team (2013)

Three public outreach meetings were held in Clearlake in the fall of 2012 and the Winter of 2013. All meetings were held at the City Council Chambers on Olympic Drive. A summary of the main points brought up during the meetings is provided in the following sections.

Meeting #1: Focus Groups

Saturday, October 27, 2012, 9AM-1PM

Format

Participants were provided an overview of the general plan process and were asked three questions about Clearlake. Once the community was provided with basic knowledge of the process, they were divided into teams of 5 or 6 to discuss particular aspects of their community in more detail. The format for feedback was open ended. The questions were:

- What do you like about Clearlake?
- What are some of the anchors that are holding Clearlake back?
- What do you wish was different about Clearlake?

Seventeen community members attended the meeting. Participants discussed each of the questions in small focus groups. Each community member was given both the chance to provide feedback verbally as well as through paper submission. Participant groups were given 15 minutes to respond and discuss each of the three questions. Participants were also asked to prioritize their favorite ideas for the future of Clearlake. The results were presented after the lunch. Information gathered during the meeting was incorporated into a presentation for the second meeting.



Feedback

Several common themes emerged during the focus group discussions. The most commonly discussed comments are captured below and organized into related topics.

Strengths - Residents like the City for the following reasons:

- The friendly, small town atmosphere
- There are low traffic volumes in the City, with little to no congestion
- The geographic setting, namely the rural history and character, is a favorite attribute to the City
- There are abundant natural resources, with abundant wildlife and great views of the stars
- It is affordable to live in Clearlake, especially compared to other neighboring regions
- Many residents feel that Clearlake is a safe place to live, with low crime rates
- Clear Lake is one of the main attractions to living in the City
- The residents like the number of community programs, events, and community services provided
- The residents also appreciate the City's efforts to pave roads and maintain parks
- There is a variety of businesses located in the City

Anchors - Residents are concerned that the City is constrained by the following:

- The City's bad reputation within the County
- Lack of/poor quality of infrastructure including sidewalks and paved roads
- Limited animal control
- Inadequate promotion of community events, as well as not enough events
- The cleanliness of the Lake, especially the smell from the algae
- Not enough public transportation, or connection to regional transit centers
- Economic conditions of the City
- There are not enough jobs for residents
- Distrust and dissatisfaction by some community members with government policies and government officials
- Inadequate garbage and waste disposal
- There are blighted areas and poor code enforcement
- Not enough activities, especially for children
- Low educational opportunities, and associated low level of educational attainment of residents
- Illegal drug operations, including marijuana growing

Wishes - Residents wish for the following:

- Better road conditions, including paved roads
- A bike and pedestrian friendly environment and downtown
- Improved transportation system and public transit options

- A nice place to live and retire, with plenty of entertainment options for youth, adults, and seniors
- Improvement of the City's image
- A clean Lake which is healthy and not polluted
- Community centers with educational activities, including information regarding the lake, the ecosystem, and the City's history
- Increased shopping opportunities, in addition to the existing Walmart regional shopping center
- Attraction of more tourists to boost the economy
- More jobs in the community
- Improved child and adult education centers, such as vocational training centers
- Government transparency to improve the relationship between government and residents, to create a relationship based on trust and honesty
- A homeless shelter
- Reduced crime, especially the amount of illegal drug activity
- Improved code enforcement
- A safer environment

Summary

The response from the community during the first community meeting suggests that the community has a strong connection to the environment and surrounding natural resources. The residents preferred the rural and small town setting of the City, which they believe creates a friendly atmosphere for families with children. The benefits of a rural setting include the low levels of traffic, good air quality, access to view of the natural surroundings, and affordable living conditions.

While there are numerous benefits to living in a small community, the residents identified major inhibitors to a good quality of life. A limited number of jobs, deteriorating quality of water in Clear Lake, and worsening economic conditions are some of the main anchors of the community. These anchors are interrelated, as limited jobs opportunities and business variety lower the economic base of the community, providing little funding for public improvement projects, such as road and sidewalk construction. The community dislikes the reputation the City has earned itself due to a perception of crime, as well as the poor quality of the Lake. Cleaning up the Lake is an on-going process which requires regional coordination. The community suggests that improvements to the Lake might help attract tourists to the area. There is a limited amount of tourist activity, with a limited number of visitor-serving businesses.

To address these anchors, the community wishes for economic development, more businesses centered along Lakeshore Drive, improved education, and more job opportunities. Although there were several other 'wishes' mentioned during the meeting, these topics target the root of the problem. For example, suggestions for entertainment-oriented businesses, such as a bowling alley, ultimately suggest a need for more businesses and a variety of businesses to

serve visitors and local residents. By attracting new visitors to Clearlake and encouraging them to stay within the City and shop along the downtown corridor, the City would increase sales tax revenue. It is suggested that by addressing the economic conditions of the community, other improvements would be more easily made, such as paving of roads. While unpaved roads were not the most discussed topic at the meeting, many residents wish that the overall appearance, including roads, of the residential and commercial areas would be improved. .

To supplement the data gathered at the meeting, part of the planning team went to local shopping centers and asked passerby the same three questions. This team orchestrated a 'Plan Van', an attempt to obtain feedback from people who were unable to attend the meeting. The information collected was added to the feedback generated at the meeting, and addressed similar issues and aspirations.

Meeting #2: Visioning with Emerging Directions

Saturday, November 10, 2012, 9AM-12PM

Format

A presentation was created based on community input obtained at the October 27th meeting, the Land Use Inventory, and policy research. The purpose of the presentation was to show Clearlake's current state, its current needs, and what changes could reasonably be expected, given community preferences and aspirations. The intent was also to make sure that what was being proposed in emerging directions adequately reflected the community's interests , while simultaneously providing an updated background report to community members.

Twenty-one community members attended this meeting. During the presentation, there were various breakout sessions. During these sessions, community members were given the opportunity to vote on their preferences for different emerging directions, which were identified using all listed sources of information.

Boards were placed around the periphery of the room for the viewing of the public. Team members were on hand to answer any questions or explain concepts. The boards consisted of the following topics and choices:

Circulation

- What types of on-street bike facilities would you prefer?
- What traffic calming device would you prefer for neighborhoods?
- What traffic calming device would you prefer for busy streets?




Community Design

- What amenities do you want on main streets?
- Which type of residential street do you prefer?
- What architectural styles of housing do you prefer?
- How do you identify with Clearlake?




Which can promote Clearlake's identity in the future?




COMMUNITY DESIGN preferences


How do you identify with Clearlake ?

| | | |
|---|---|---|
|  |  |  |
| busling town center | quiet, family focused neighborhoods | touristic & resort town |

Which of these you think can promote Clearlake's identity in the future?




| | | |
|---|---|---|
|  |  |  |
| promotion of Clear Lake | promotion of community events | promotion of cultural/historical events |

| | | |
|--|--|--|
|  |  |  |
| relaxing resort atmosphere | small town charm with appealing buildings | local businesses & vineyards |



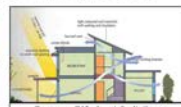
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Conservation preferences




Why would you want to preserve the lake?


| | | |
|--|---|---|
|  |  |  |
| Outdoor Recreation | Natural Beauty and Habitat Preservation | Water Quality |

Which of these conservation activities are you willing to use?

| | | |
|--|---|---|
|  |  |  |
| Solar Panels | Low Flow Water Fixtures | Energy Efficient Building |

What is the most pressing environmental health problem in Clearlake?

| | | |
|---|--|--|
|  |  |  |
| Trash Disposal/Littering | Excess Dust and Air Quality | Water Pollution |

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Conservation

Why would you want to preserve the lake?

Which of these conservation activities are you willing to use?

What is the most pressing environmental health problem in Clearlake?

Economic Development

What types of businesses would you like to see along Lakeshore Drive?

What types of businesses would you want more of in Clearlake?

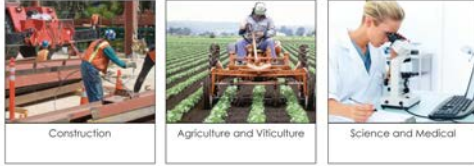
What types of restaurants would you like to see in Clearlake?

What types of jobs are most needed in Clearlake?

In the future, Clearlake should promote most ...

Economic Development preferences

What kinds of jobs are most needed in Clearlake?



In the future, Clearlake should promote its...



HEALTH preferences

What will encourage you to choose more healthy food options?



Which of these will encourage you to be more active ?



Health

Which needs are most pressing in Clearlake?

What activities are needed for seniors?

What will encourage you to choose more healthy food options?

What will encourage you to be more active?

What is most needed for youth/children?

Housing

What kind of affordable housing would you prefer?

What kind of market housing would you prefer?

What are the most pressing issues in your neighborhood?

Land Use

What types of amenities would you like within walking distance of your home?

How do you envision for downtown Clearlake?

Noise

What kind of noise bothers you most?

Do you know of areas in Clearlake where noise is excessive? If so, where?

Open Space

- What types of sports facilities would you like in Clearlake parks?
- What amenities would you like in Clearlake parks?
- What type of recreational walking/biking trails would you like to see in Clearlake?
- What type of park would you like in Clearlake?
- What type of activity would you enjoy in Clearlake parks?
- Do you think Clearlake needs an additional park? If so, where?
- What type of park would you like in Clearlake?

Public Facilities

- What kind of children's activities would you like to see?
- What other community centers would you like to see?
- What kind of recreational facilities would you like to see?
- What issue needs the most attention in Clearlake?
- What existing services or facilities are most needed?

Safety

- What locations feel unsafe? What locations feel most safe?
- What needs the most attention in Clearlake?

The Plan Van went to local retail shopping centers to obtain additional community feedback. The community members who passed by were asked to engage in the same preference exercises that took place at the formal meeting. The information gathered was added to the feedback generated at the formal meeting.

Feedback

This section summarizes input from the preference poster exercise performed during community meeting #2. While all input from the community meeting is addressed in the background report and final General Plan policy document as it pertains to each element, the following summarizes only some of the main points. The full summary of responses can be found in Appendix A.

Economic Development

After reviewing the results of community meeting #1, economic development emerged as a major community issue. Economic development addresses both jobs and business development in the City. The community showed a strong preference for locally owned businesses, with a preference for restaurant, entertainment, and retail stores along Lakeshore Drive. When asked which types of job opportunities the community members would like to see in the City, there was a majority preference for skilled trade types of jobs, with service and retail industry jobs ranked in a close second place. This suggests a City preference for increased tourism and the associated jobs for local residents. Retail and entertainment businesses act as a source of attraction for visitors, jobs for residents, and sales tax revenue for the City. This sentiment is

echoed in the community preferred promotion strategy of tourism and the area's connection to wine country.

Land Use, Public Facilities, and Community Design

Addressing the City's negative reputation and preserving the rural character of the City emerged as main themes in the first community meeting. To further explore these topics the planning team returned to the City to gather community preference for a variety of land use and design strategies for the City. To improve the overall appearance of the City, community members preferred residential neighborhoods with both sidewalks and landscaped front yards, as well a downtown corridor, which is also landscaped and paved with sidewalks. Another aspect of community design is the maintenance of private property, namely the removal of trash. Trash was identified as the issue needing the most attention in Clearlake, while homelessness was the next popular option. To maintain the small town feel and maintain access to natural views, the community preferred to keep the downtown corridor as an area with one-story buildings.

Health and Safety

Ensuring a safe environment for all residents is a major goal for community members, as expressed in the first meeting. Although all aspects of public safety require attention in the General Plan, selling and use of illegal drugs was identified as the City's major safety threat. The need to address drug use is also a concern for public health, with rehabilitation programs, family support services, and health education programs as the top three ranked priority concerns for the City. Health and safety are interrelated. Public health encourages outdoor activities for youth and adults. However, if there are areas in which the community members feel unsafe, this may restrict their access to recreation centers or outdoor activities.

Summary

Meeting attendees discussed a variety of wants for their community. The participating community members felt that Increased development and job growth, coupled with a small town would help drive a revived tourist economy. The emphasis of this concept is on rural small town feel and safe design approach. Attendees also felt that upgrading roads and bringing living wage jobs should be top priorities. Additionally, support for a neighborhood-driven design scheme was a popular idea amongst meeting members. After careful assessment of each element, priority was set on roadway conditions, attending to drug sale and usage problems, and providing a connected and multi-use environment that is accessible to all types of users.



Meeting #3: Presentation of Growth Scenarios

Saturday, February 9, 2013, 9AM-12PM

Format

Participants were presented with three growth scenarios in order to facilitate discussion from the community about the preferred growth paths. Each alternative provided a conceptual land use map, proposed motorized and non-motorized transportation options, and three dimensional massing models and photo representations of the growth. The information was presented in a “before/after” format to showcase the physical impacts of each development

scenario. The growth models presented included Business as Usual, Infill and Redevelopment, and Clustered Growth Development, which will be discussed further in Chapter 4.

The meeting was attended by 33 community members. Additional feedback was collected by email after the meeting was conducted. Community members attached their comments and preferences to posters displayed at the meeting.

The meeting began with a brief introduction of the General Plan Update process for those in the audience who were participating for the first time. Projections up to 2040 for population, employment, and housing were presented, based on forecasting models.

The three scenarios were developed with the accommodation of limitations including the 100-year flood zone, contamination sites, fire zones, and other boundaries.

The three growth scenarios also approached different development patterns in Clearlake, using a common density distribution. Housing densities were defined as follows:

- Low Density: 0 to 10 units per acre
- Medium Density: 10 to 20 units per acre
- High Density: 20 to 30 units per acre

The scenarios were presented with a series of growth assumptions:

Business As Usual Assumptions

- Low density, single-family detached homes persist
- Mobile and modular home types remain popular
- A mix of office, service, and commercial uses remain along Lakeshore Drive
- Big box commercial development persists on the City border
- Auto-oriented, limited transit options remain dominant
- New development is haphazardly scattered in remote locations far from commercial and open space

Infill and Redevelopment Assumptions

- Growth is concentrated along the Lakeshore and Olympic Drive corridors
- Mixed-use housing is integrated into housing types
- Multi-family housing is integrated into housing types
- A civic area highlights public facilities such as the park, city offices, and a local school
- Retail, service, and office uses are important to the economic vitality of the city

Clustered Growth Development Assumptions

- Activity is clustered in centers
- There is more connectivity between neighborhoods and amenities

- Low to medium density housing is prominent
- Single-family housing persists
- Some multi-family housing is incorporated
- Open space is preserved

The growth scenarios were presented and approximately 30 minutes was allotted for inquiries and voting. Participants were provided with detailed handouts allowing them to express whether they “liked” or “disliked” the following characteristics (and why):

Business As Usual Preferences

- Low density via modular/mobile housing
- Auto-oriented transportation system
- No central commercial area or downtown tourist center
- No new recreation opportunities for residents or visitors
- Abundant wildlife habitat and undeveloped land

Infill and Redevelopment Preferences

- Housing that incorporates mixed uses with office and retail on the ground floor and residential above
- Housing at a higher density along corridors and lowering in density as development moves away from commercial centers
- Commercial development that embraces the waterfront and builds on the nature of its industry
- Traffic calming measures that slows down autos and creates a more pedestrian friendly environment
- Civic center with public space emphasis and community gathering place

Clusters Growth Development Preferences

- Community center/civic-oriented structures located around Austin Park
- Pedestrian only promenade along Austin Road
- New single-family homes clustered near Austin Park
- Open Austin Park waterfront for public access
- Light industry job growth in Ogulin Canyon
- Wine and lake tourism activity in Ogulin Canton area
- Neighborhood commercial at 40th Avenue and Phillips
- Grouped small lot housing in the Avenues with pocket parks
- A neighborhood park on 39th Avenue
- Pedestrian and bike infrastructure connecting clusters and key destinations
- Additional all-weather roads
- Community services on 40th Avenue

Each scenario alternative provided key outcomes that would need to be considered when choosing features:

Business as Usual Outcomes

- High vacancy rate with aging and dilapidated structures
- Limited infrastructure improvements
- Residential development imposes on open space and natural land
- Privatized waterfront limiting natural views
- Development in high fire risk and flood zones
- No tourist attracting commercial center or City identity
- Residents remain isolated from city services, civic activities, park space, and other commercial/employment destinations
- No additional pedestrian, bicycle, or transit improvements

Infill and Redevelopment Outcomes

- Create strategic growth
- Maximize vacant and underutilized parcels
- Create a “gateway” at Highway 53 and Lakeshore Drive
- Develop more multi-family housing
- Introduce more mixed-use to Lakeshore Drive and Austin Park
- Create circulation features emphasizing safety and linkages within City

Clusters Growth Development Outcomes

- Clustered job and housing growth
- Enhanced connectivity throughout Clearlake
- Increased tourism and recreational amenities
- Increased public spaces
- Healthier residential neighborhoods in the “Avenues” and Austin Park clusters

Feedback

The following is the result of the exercise:

For the Business As Usual Scenario, it was determined that:

- 59% of participants liked the idea of low density housing, but half of these respondents did not prefer the mobile home option
- 54% of participants dislikes the auto-oriented nature of the city
- 87% of participants desired a more central commercial or downtown tourist area
- 68% of participants disliked the lack of recreation opportunities
- 88% of participants listed abundant wildlife habitat and undeveloped land as highly desirable.

For the Infill and Redevelopment Scenario, it was determined that:

- 82% of participants liked the idea of mixed-use housing options
- 81% of participants preferred housing at higher densities along corridors
- 97% of participants liked the idea of commercial development that embraces the waterfront and builds on that as an industry
- 100% of participants liked the idea of creating a more pedestrian friendly environment by implementing traffic calming measures
- 100% of participants welcomed the idea of a civic center with a community public space.

For the Clustered Growth Development Scenario, it was determined that:

- 95% of participants supported a civic center located near Austin Park
- 100% of participants supported a pedestrian only promenade along Austin Road
- 86% supported new single family housing near Austin Park
- 95% of participants wanted greater access to the waterfront via Austin Park
- 100% supported bringing light industry jobs to the Ogulin Canyon area
- 80% liked the idea of added wine and lake tourism in the Ogulin Canyon area
- 92% supported a neighborhood commercial center at 40th Avenue and Philips, but not large enough to detract from the downtown area
- 96% supported pocket parks in the Avenues area
- 100% liked a neighborhood park on 39th Avenue
- 94% wanted pedestrian and bicycle infrastructure connecting clusters and destinations
- 100% supported the use of all-weather roads as a short term solution to road dust
- 97% supported more services on 40th Avenue

Summary

The public feedback session demonstrated support of aspects of all three scenarios. Aspects of the infill/redevelopment and clustered growth scenarios were most prominent. Infill was emphasized as important to the community, which sees vacant land between developments as an impedance to a commercial center/corridor. Results preferred the concentration of commercial growth along key corridors and the addition of amenities to serve residential neighborhoods. After analyzing the results, a fourth Preferred Growth Scenario was developed and is described in Chapter 5.



Meeting #4: Presentation of Preferred Growth Scenario

Saturday, March 9, 2012, 9AM-11AM

Format

After the February meeting, the planning team compiled the feedback and revised the three scenario options into a final preferred scenario. The presentation to the community consisted of a presentation and an informal feedback session in response to the compiled Preferred Growth Scenario. Approximately thirty community members attended this meeting.

The presentation consisted of a brief introduction of the update process as well as a recap of the feedback from the last meeting. The preferred scenario, encompassing characteristics of the three distinct scenarios was presented. Each element was then discussed in terms of the opportunities, constraints, and implications as a result of the Preferred Growth Scenario.

Feedback

The feedback session was given in the form of an open form for questions and answers between the community members and the Planning Team members. The community gave few comments to the presented materials including the following:

Circulation

- There was a new Pavement Management Program Update presented for update of key Circulation Element components.
- Regarding the Gateway development cluster: Caltrans owns the land within the 20-foot setback at the intersection of SR 53 and Lakeshore Drive/40th Avenue. Attempts should be made to work with Caltrans to develop the land in a compatible way with the incoming development. This area acts as an attractive gateway to the City and the development and care should reflect such. There shall be an emphasis on the building form.

Public Works

- Many high school students travel from the Avenues neighborhood to Lower Lake. Some use Phillips Avenue to Dam Road Extension while others use SR 53. It was suggested to convert one of these routes to a designated “Safe Route to School” by re-grading and re-paving the roadways and providing bike lanes.

Land Use

- There was concern expressed on the plan to allow two story buildings on the lake side of Lakeshore Drive. There is concern that the height limit should be set at one story to conserve views of the natural landscape.

Summary

The City residents were receptive to the Planning Team’s input on the Preferred Growth Scenario. The Planning Team made it clear that the process is intended to continue through feedback from City officials and the public through written comment submitted via email and the website. Overall, positive feedback was received. The transportation improvements were high priority and linked with new land use distribution is a way for the city to grow in a healthy and organized way.

