

Berry E. Farrington

Subject: FW: Eureka Strategic Vision Feedback

> Below is the result of your feedback form. It was submitted by
> Eureka_Web_Comment_Form () on Wednesday, April 30, 2008 at 20:05:29
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>
> @Concerns: I am very glad you aren't including the concept of giving
> away additional housing rights from the CAC suggestions. The idea is
> unfair and rewards the people who are already land rich with more
> wealth in the form of housing rights.
> I was a part of the CAC. While this concept was presented as being a
> consensus from the group it was not. They were more forceful and it
> was difficult to be heard.
> The only fair place I see for the giving of additional rights would be
> as something the township could give a land owner in exchange for
> donating development rights. It would not cost the township and would
> be a financial incentive to the land owner in donating development
> rights. If TDR was in place they could then sell the development
> right.
>
> Another problem was that at no point in the CAC process was a conflict
> of interest form filled out. Many of the CAC members were large
> landowners who would benefit considerable from this concept if it was
> instated.
>
> One thing we discussed a lot in the CAC and I think it is important to
> include in the comp plan is ways to avoid larger lots, like 10 acres.
> We felt that transferred rights should be limited to smaller lots, like
> 2.5 acres or possibly less. We realized that many people desire a
> larger lot such as 10 acres but we saw that large lots increase the
> loss of farm land and natural areas. We generally agreed that it is
> best if lots are small and when clustered have the option of shared
> driveways with no road access rules to prevent the rule forcing lots
> into strange shapes that will cause problems down the road when
> housing density is increased.
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> @Additional:
> Despite being a member of the CAC I am not settled yet as to whether
> TDR will be a good plan for Eureka or not. I hope you will study this
> further and be able to make a clear decision based on facts rather
> than landowners emotions.
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> @Feedback: I like the idea of basing TDR receiving zones on protecting
> the natural resources.
> this allows more families the option of an additional home for their a
> family member or others they may wish to have in their community but
> protects the environment.
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> I like the commercial - ag and commercial -hort business language
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> I appreciate the environmental awareness and respect.
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