

Agenda Item A – Opening Opportunity for Public Comment

- Interest noted in receiving email reminders prior to CPAC meetings.

Agenda Item B – Issues and Opportunities Related to the Vision & Survey

- ARC letter of comments regarding Community Assessment and CPP
 - May 28 letter from ARC giving the OK to move forward with the Community Agenda
 - PDF of letter to be sent to CPAC
 - PowerPoint presentation by John Ford (to be made available online)

Agenda Item C – Input to the Model and Measuring Output

- How to ensure for an effective model – what factors do we need to account for?
 - Break-even home value (tax revenue) on service provision for residential units (based on 2007 actuals) is approximately \$500,000.
 - How are club houses and pro shops taxed in golf course communities?
 - For Future Land Use aspect of model, need to show clear relationship between taxes, services, lot sizes, etc and explore many options including TDR and other programs
 - Discussion of percentage of land to be developed in Agricultural and Forest areas – 80% figure identified by John Ford in PowerPoint presentation. → This figure is subjective, but is there a way to figure out a solidly defensible number to use?
 - Suggestion of quantifying acreage on unpaved roads versus other acreage (existing 3 acre min lot size on unpaved roads) in order to determine what else is really left that could potentially be developed.
 - Need to be sure floodplains are removed from developable land numbers
 - Scenarios for high inflation, low home values, etc.
 - Capital expenditures are part of the model
 - Build-out scenarios for parks will affect revenues
 - Location of library, fire, city hall, other governmental facilities – noted that they should be incorporated into a single complex or structure in order to improve efficiency and create a “center”

Agenda Item D – Appropriate Scenarios for the Future

- This discussion was incorporated under Agenda Item C

Agenda Item E – Future Development Plan Map and Character Area Narratives

- Discussion of “Average Lot Size by Existing Land Use Area (2007), City of Milton” table distributed at meeting, will be updated and redistributed

Agenda Item F – Closing Opportunity for Public Comment/Input

- Reminder of stakeholder interviews – George Ragsdale has the list of CPAC members and others who are coordinating interviews with stakeholder groups