

Albert's Recommendations

In light of the incredible number of units (approx. 1800) currently being proposed in the 1-mile area adjacent to Pinedale and the lack of a defined policy or consistent approach for that area I would like to make two recommendations to this board for their consideration.

Recommendation 1:

I would propose two meetings, one at each end of the county, to discuss development within the 1-mile area adjacent to the incorporated towns. The meeting should include the county commissioners, the appropriate town councils, town planning and zoning commissions, and the county planning and zoning commission. The meetings should discuss the following items:

- A.) Housing needs
- B.) Infrastructure capabilities
- C.) Community desires (a vision of what they want to see)
- D.) Affordable housing
- E.) County involvement
- F.) Finally, a discussion on whether a master plan for development should be initiated in these 1-mile areas. Items which might be incorporated into a master plan are:
 - 1.) Minimum densities
 - 2.) Open-space requirements
 - 3.) Affordable housing
 - 4.) Development amenities
 - 5.) Density bonuses
 - 6.) Size of developments
 - 7.) Infrastructure upgrades

I believe this recommendation should be placed on a fast-track, with the initial meetings held by the last week of January or the first week of February, and any master plan should be ready for presentation to decision makers by the end of March, at least in the Pinedale area. We have to take this bull by the horns, or it is simply going to run us down. Eventually, I would like to see a master plan which includes the whole county, but focuses on areas around the incorporated and unincorporated towns. However, the 1-mile areas currently have the greatest need for planning.

Recommendation 2:

Based upon the enormous impact 1800 units could have on the community of Pinedale, and the uncertainties of how to reach decisions on these developments I propose we recommend, to the county commissioners, a moratorium on zone changes in the R/6000 zoning district. This moratorium should last no more than two months. The objective of this moratorium is to allow the community time to assess impacts and develop strategies for growth.