



## General Development Plan Feedback

### Concerns & Discussion Points

The county's draft General Development Plan (Plan 2040) is online for public comment until Sept. 10. The Neighbors of the Mayo Peninsula have been analyzing the proposed plan for elements we may or may not want to support. Here are our recommendations and our tips for navigating the website where you can send in your own comments.

**1. Go to the Plan 2040 "Open House" website:**

<https://gis.aacounty.org/portal/apps/MapSeries/index.html?appid=0969c04f12f442eba1f6c392c487d6d8>

**2. Click on the third tab, "Goals Survey."**

- In the left panel, select "Planning for the Natural Environment." You will find 6 goals that deal with the protection of environmentally sensitive areas, forests, greenways, water resources, and sustainable communities. *We encourage "Strongly Support" votes for all 6 of the goals.*
- Also in the left panel, select "Planning for the Built Environment." You will find 16 goals that deal with the location and concentration of development. Items 1-4 and 16 supports the quality of life and environmentally sensitive areas on peninsulas, preserves rural and agricultural areas, encourages citizen involvement in planning, and increases the county's resilience to future changes in climate change. *We encourage "Strongly Support" votes for goals 1-4 and 16.*
- There are also sections for "Planning for Healthy Communities" and "Planning for a Healthy Economy."

**3. Click on the fourth tab, "Development Policy Area Maps."**

- In the left panel, click on "this link" to read the definitions of the Development Policy Areas. *In particular, note the definition of the Peninsula Development Policy Area, which would apply to the Mayo Peninsula. It calls for infill and redevelopment only on peninsulas and would prevent any large scale development.*
- Review the map and notice the designation of the 5 Peninsula Development Policy Areas, including the Mayo Peninsula.
- In the left panel, click on the word "here." Please consider these responses:
  - We encourage strong support for the Peninsula Development Policy Area, but we should ask for stronger language on environmental preservation.
  - We request the county conduct an environmental inventory of peninsulas, to assure that sensitive areas are mapped and marked for protection.
  - We oppose the creation of the Mayo Village Center.
  - We oppose the creation of the Mayo Corridor Management Area.

**4. Click on the sixth tab, "Comment on Draft Planned Land Use Map."**

- Zoom in on the map in to view the Mayo Peninsula. In the right panel you will see 12 requests and suggestions for land use changes: LUCAs 15, 35, 86, 87, 88, 89, 92, 186, SRs 57, 58, 59, 60
- When you select one, you will see the detailed map for that site and can review the application and worksheet. *At the bottom left, click on the small blue flag to vote.*

- We encourage you to “Select a Choice” and then “Yes” in order to **agree with the county staff recommendations, which we believe are the right recommendations.**
- There are additional proposed land use changes near Route 2 and 214/Central Ave. located just beyond our peninsula. We are not taking a position on these, but in general would prefer to see lower density or rural land uses in these areas:
  - LUCA 69 across from the Safeway, to change from rural to commercial
  - LUCA 13 on Pike Ridge Rd. behind the Safeway, to change from low-density residential to commercial
  - SR 56 on Muddy Creek Road, to change from low-density residential to rural

Finally, there is an online tutorial for using the Plan 2040 website. It is not specific to the Mayo Peninsula but can help you navigate the site: <https://www.youtube.com/watch?v=d1ntLzIfKtw&feature=youtu.be>