

WELBY SUB-AREA PLAN

January 2014

1st draft 81 pages
2nd draft 94 pages

Met with county with a 45 page correction and recommendations to the sub-area plan for Welby in December.

Thank You to Abel, Kirsten and Joelle.

Each area (North-South-East) has unique issues that may not be applicable to other areas.

Pg 8(policy 14.4)---insert a 14.4D; Non industrial/commercial use standards—Continue to control location and quality of housing units (i.e. multi-unit low income, or section 8) for non-industrial uses to avoid a negative impact on surrounding industrial uses.

existing wording only from residential side

Pg 21—Housing; need to state true values as to housing units, number of residents, acres, and where they are located etc. Current chart is skewed on positioning of houses and the amount of developable land in other areas. *South + East, only 190 housing units = 3.5% of total 5,352, 1,441 acres of land = 61% of total 3.7 sq mile*

Pg 22—Historic Zoning Trends; currently states that while compatible to some, this industrial development has brought some unwanted consequences to nearby residents. Likewise, during this same period of time, some residential development has brought unwanted consequences to nearby industrial and commercial developments. Will help ease the CONFLICT between the two facets.

Pg 55—Goals and Strategies; should be a definite boundary line in this plan as it pertains to voting on different land uses. *all one Welby* Individual issues and needs in North Welby are designed, by degree of development, completely different than those in South and East Welby. The future development of all of Welby cannot be reviewed on a case by case basis with two entirely different entities with completely different benefits, costs or planning necessary by each. This will cause much conflict and animosity if the combined population or their representatives are to dictate whether strategies are applicable or not. We need to streamline this process, not tie it down with undue procedures or hoops to jump through.