

The Comp Plan is the foundation for

water
housing
energy
waste
transportation
sensitive areas

policies. If the CP does a poor or irrelevant job in addressing and enforcing these topics, discussing them will be a waste of time.

Right now all of these issues are effectively unregulated by the existing CP. The drivers of these issues are market demand, constrained only by service provider's ability to meet this demand.

In framing the big issues, I imagine a 4 legged stool, with legs labeled:

- GMA
- Vision Statement
- Carrying Capacity
- Sustainability

The stool will only be as strong as its weakest leg.

Therefore the weakest leg should set the standard for ensuring we achieve the future we want.

- **GMA** is irrelevant unless the CP is successfully challenged; remember, the CP is by law "presumed valid" no matter what it says;
- The **Vision Statement** is irrelevant unless it is concretized, embedded with teeth in the CP, and enforced;
- **Carrying Capacity** will require some serious conversations about definitions, metrics, and existing as well as future technological changes that reduce barriers;
- **Sustainability**, like carrying capacity, requires broad public buy in and participation.

None of these issues is impossible to solve / resolve, but to achieve our imagined model, all of them will require significant chops. I believe we want the CP to be grounded in these 4 legs so that challenges to it from market forces (e.g., a wealthy current or prospective resident or business owner) will fail.

The rubber meets the CP road at the county council. Absent their approval and proactive participation, we will likely have a slightly polished ("update") of a toothless tiger. It is the CC alone that will sign the CP. Course corrections today will be far easier

than storming the castle gates the day the CP goes before them for signature in 2018.

Yes I entirely applaud the work that so many have done and appear to be committed to doing. An exemplary effort was (is) being made with the EPRC vision statement and pillars process. What matters is that this effort, and our efforts, become solidly integrated into the legal, political, financial and emotional/cultural structures of the county.

Joe