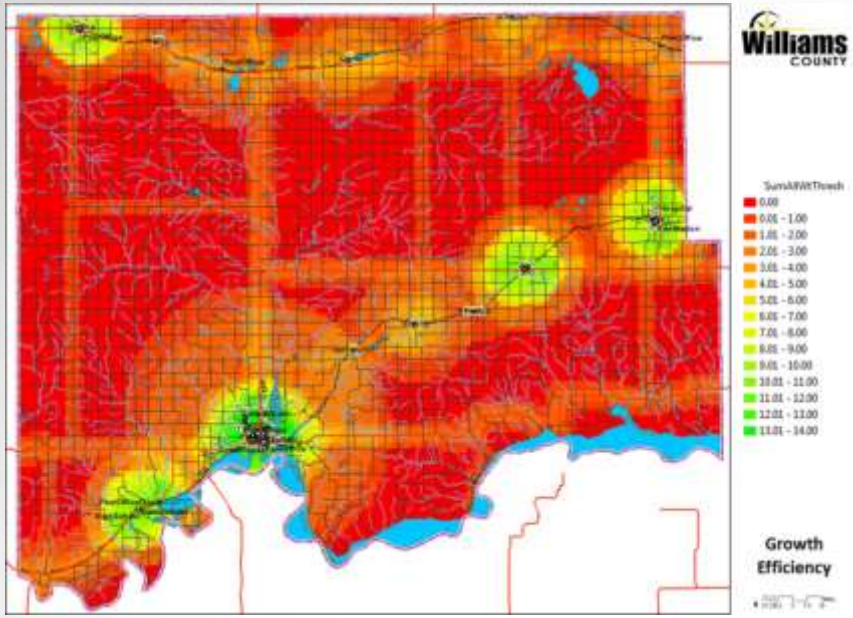


# Level of Service Analysis

## 'Growth Efficiency Map'

- Local government has an obligation to promote orderly, efficient growth.
- Quantifying growth efficiency is a tool that informs major planning efforts, as well as providing decision support information for incremental landuse decisions.
- Vision Keeping – brings public values to local landuse decision-making.
-

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**"How will we know if things are getting better? How do we know 'good' when we see it?"**

The Biggest Innovation in Landuse Planning in last 20 years: Benchmarks!

Measureable Performance Standards that can be used to Evaluate progress, therefore, when related to Policies, the policies effectiveness.

"Are our policies working or not?"

Can be simple or very complicated. (in Public Process they need to understandable)

(More Hiking Trails – Linear Feet of Walkways & Trails)
(Bring more people to Downtown – Traffic Counts on Main street & Parking lots)
(Protect Sensitive Lands– Quantify areas of land sensitivity (wetlands, Floodplains, etc.)
(Reduced water consumption – measures of fresh water used & water treatment)
(Quick emergency response – Proximity to EMS)
(Walkable Elementary Schools – Average Proximity)

Community Indicators: Level of Service Norms – "Where are we Today?"
We can't begin to monitor Community Indicators without a point of beginning.
GIS Tools for quantifying these Level of Service (LOS) norms

Plans with huge local support are the most likely to be adopted & implemented!

**CREATING INFORMED PARTICIPANTS**

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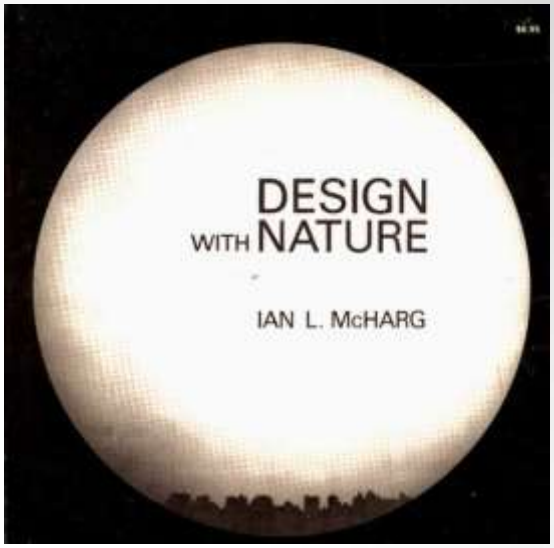
# Ian McHarg

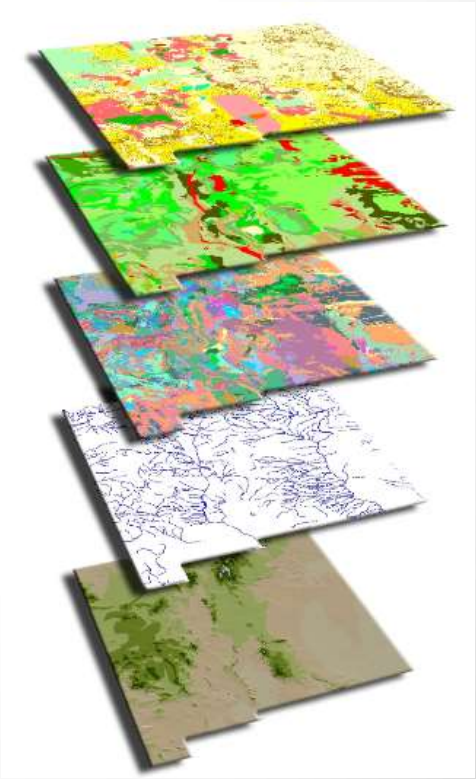
From Wikipedia, the free encyclopedia

**Ian L. McHarg** (20 November 1920 – 5 March 2001) was a Scottish landscape architect and a renowned writer on regional planning using natural systems. He was the founder of the department of landscape architecture at the University of Pennsylvania in the United States. His 1969 book *Design with Nature* pioneered the concept of ecological planning. It continues to be one of the most widely celebrated books on landscape architecture and land-use planning. In this book, he set forth the basic concepts that were to develop later in Geographic information systems.

**Ian McHarg**

| | |
|---|---|
| **Born** | 20 November 1920<br>Clydebank, Scotland |
| **Died** | 5 March 2001 (aged 80) |
| **Nationality** | Scottish |
| **Alma mater** | Harvard University |
| **Awards** | Japan Prize (2000) |

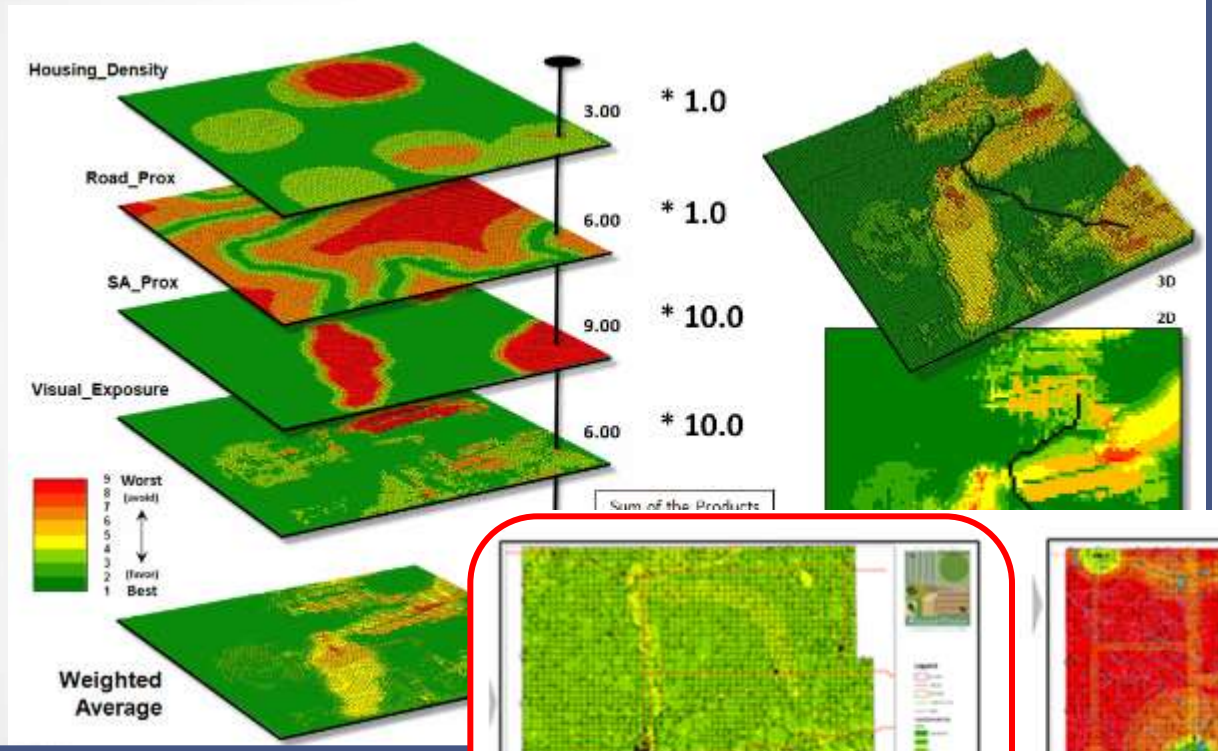


This approach gave planners a tool to use to characterize land use suitability and analyze where highest capacity exists.

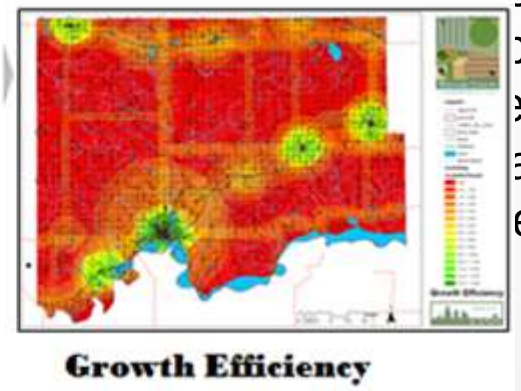
Most planners are familiar with the ‘Mchargian Process’

Design With Nature = Land Sensitivity
“Where Not to Grow”










The Most Sensitive Lands – often deferred from development

This begs the question – Where to Grow?

Thus totally different Criteria
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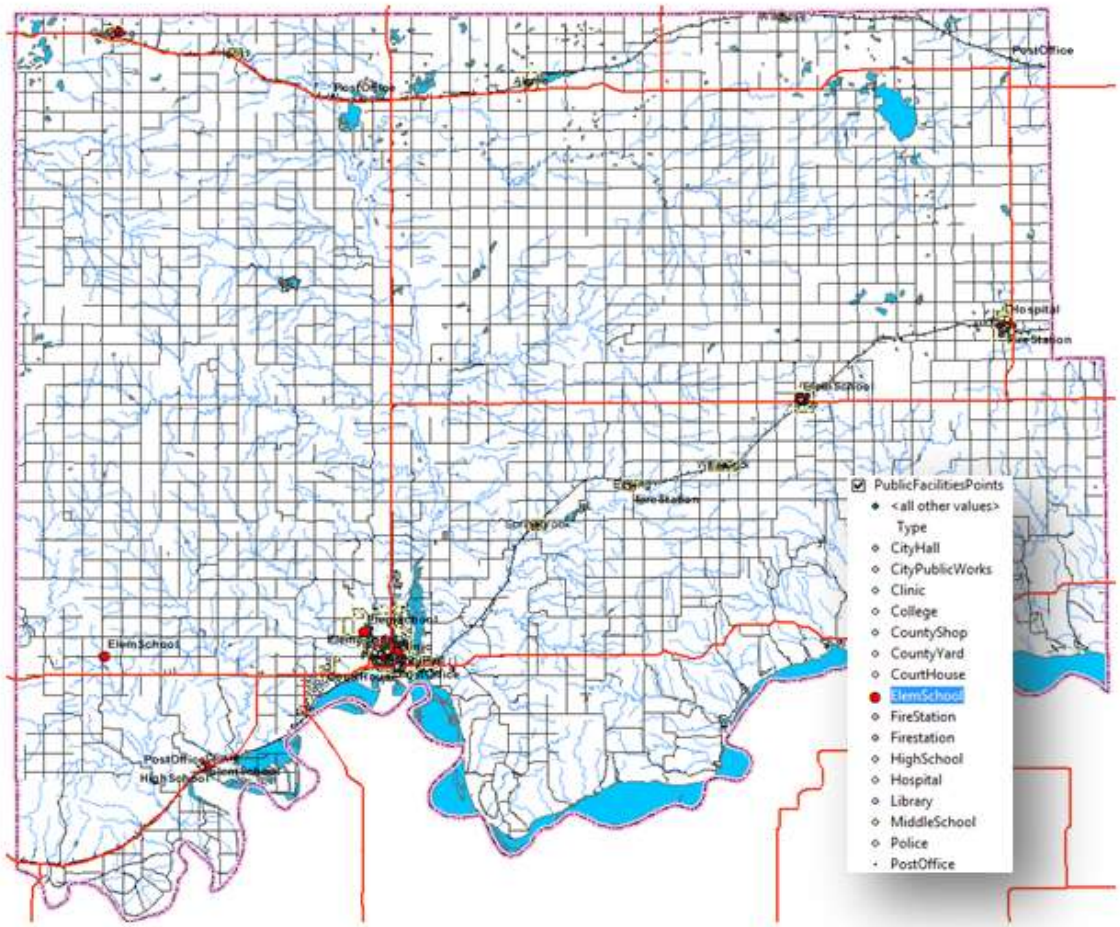
- Landscape Sensitivity Map – additive process in GIS

Average Proximity is a useful measure, because they can be translated into response times, walkability, linear extensions of sewer, water and roads. They are somewhat abstract because GIS level of service analysis provides results that look like: the average citizen in Williams County lives 13,728' feet to elementary school. This is useful, because we can measure over time if that number (13,728') gets larger or smaller. If the number gets larger, that is a reduced level of service, while a smaller number would be an improved level of service (LOS), if we assume that walkable elementary schools are a desirable characteristic.

**Methodology:**

Using address files (points) for county residents we can summarize county norms for proximity to basic public facilities and services. For Example: Red Dots on map to the right are the elementary schools in Williams County. We can measure how far each citizen is from the nearest elementary school. The average distance to an elementary school (in feet or miles) can be computer and mapped. The following map (next




- **Level of Service Norms for existing Public Facilities**

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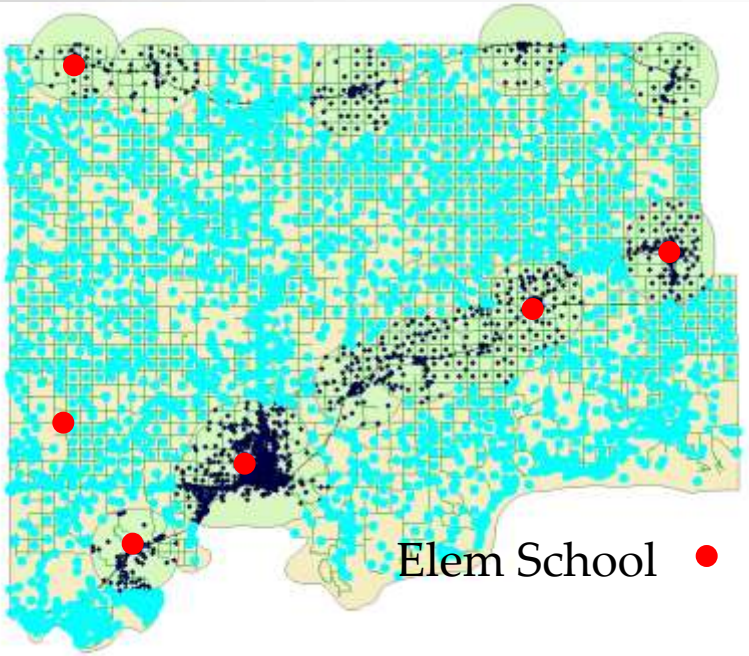
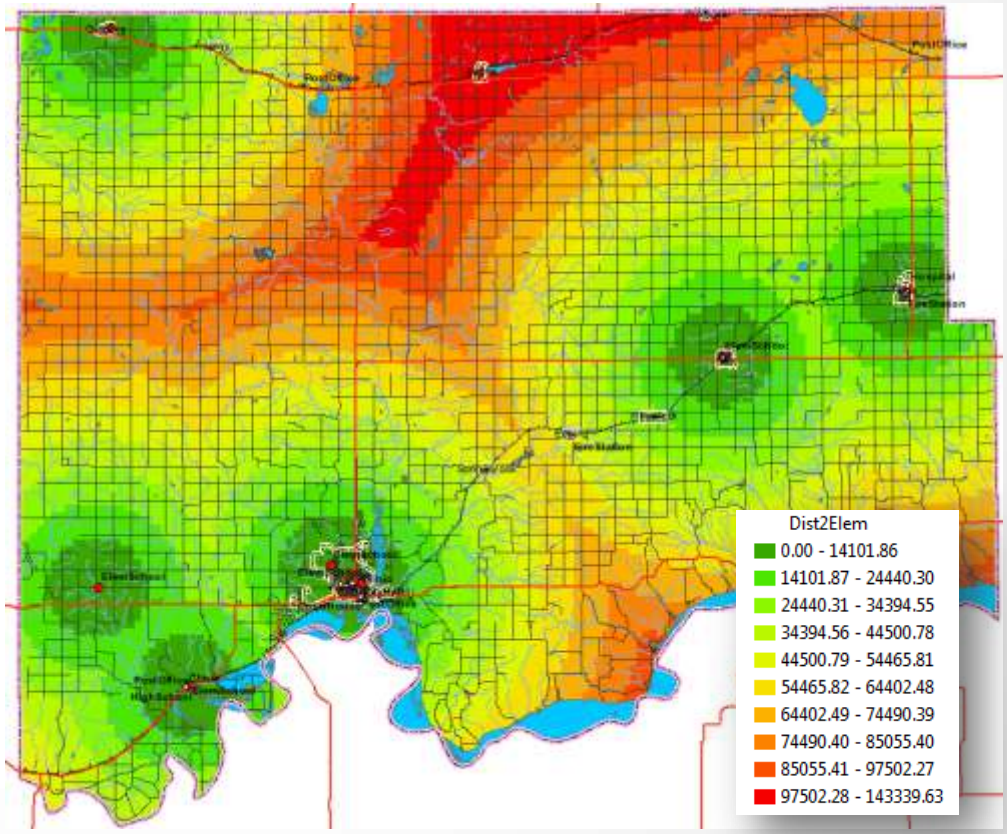


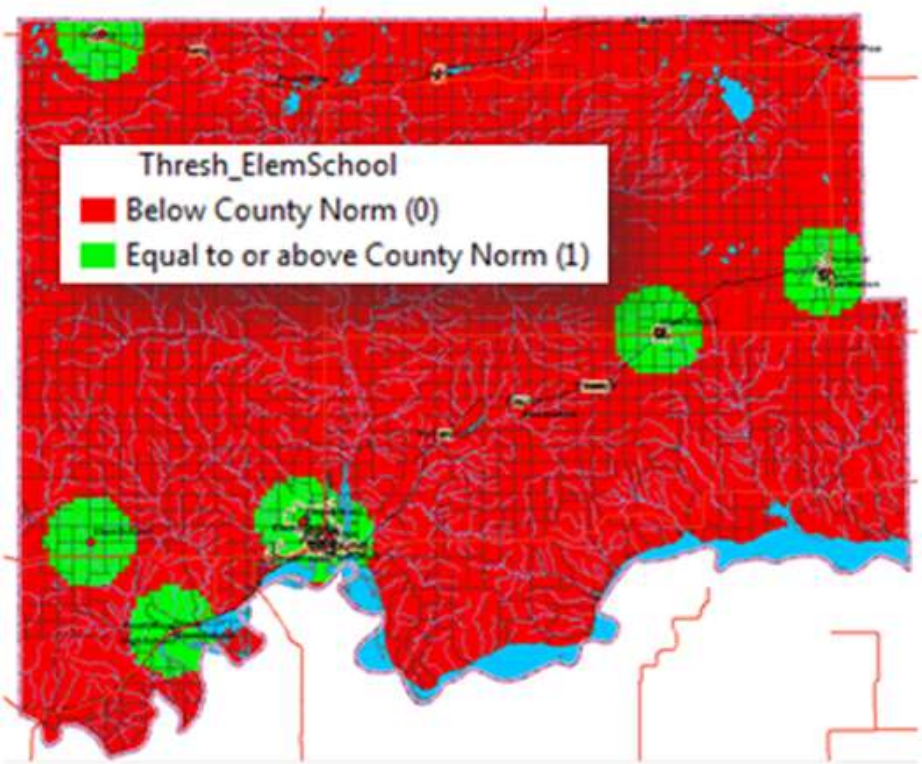

Residential address files – one point for each house

Proximity is Relevant because:
‘response time for police & fire’
‘walkability for schools & services’
‘linear extension of roads, sewer & water’

| Indicator | Units | ExistCon |
|---|---|---|
| NormDist2Airport | feet | 9.21 |
| NormDist2College | feet | 9.61 |
| NormDist2ElemSchool | feet | 2.60 |
| NormDist2FireStations | feet | 2.55 |
| NormDist2HighSchool | feet | 3.03 |
| NormDist2Highway | feet | 0.97 |
| NormDist2HospClinic | feet | 4.23 |
| NormDist2Library | feet | 2.93 |
| NormDist2MiddleSchool | feet | 3.01 |
| NormDist2PavedRoad | feet | 0.33 |
| NormDist2Police | feet | 4.71 |
| NormDist2PostOffice | feet | 3.80 |
| NormDist2RailRoad | feet | 2.25 |
| NormDist2SewerWater | feet | 1.33 |

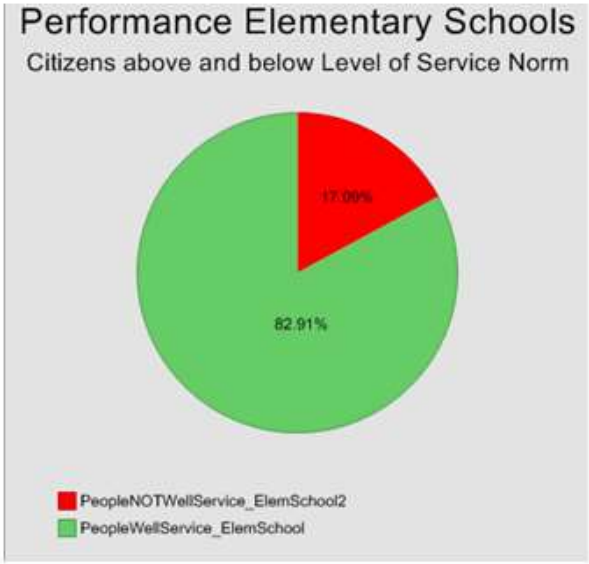


GIS analysis suggests that the average citizen in Williams County is 2.6 miles from an elementary school (see "NormDist2ElemSchool" in the chart, highlighted in yellow) This can be characterized as the County Norm for Elementary School Proximity. The same thing has been completed for all public facilities and services, for example: the average proximity to police/sheriff is 4.7 miles, and that can translate into response time.




The image on the left shows the 2.6 mile Level of Service Radius around each elementary school and it can be argued that growth that occurs in the red areas diminish citizens existing LOS. We can summarize the number of county citizens that live within the LOS radius and those that live below the county norm.

To the right the analysis suggests that 83% of all county citizens live within that 2.6 mile




- **This Map Reflects the Level of Service Norm for Elementary Schools in Williams County**

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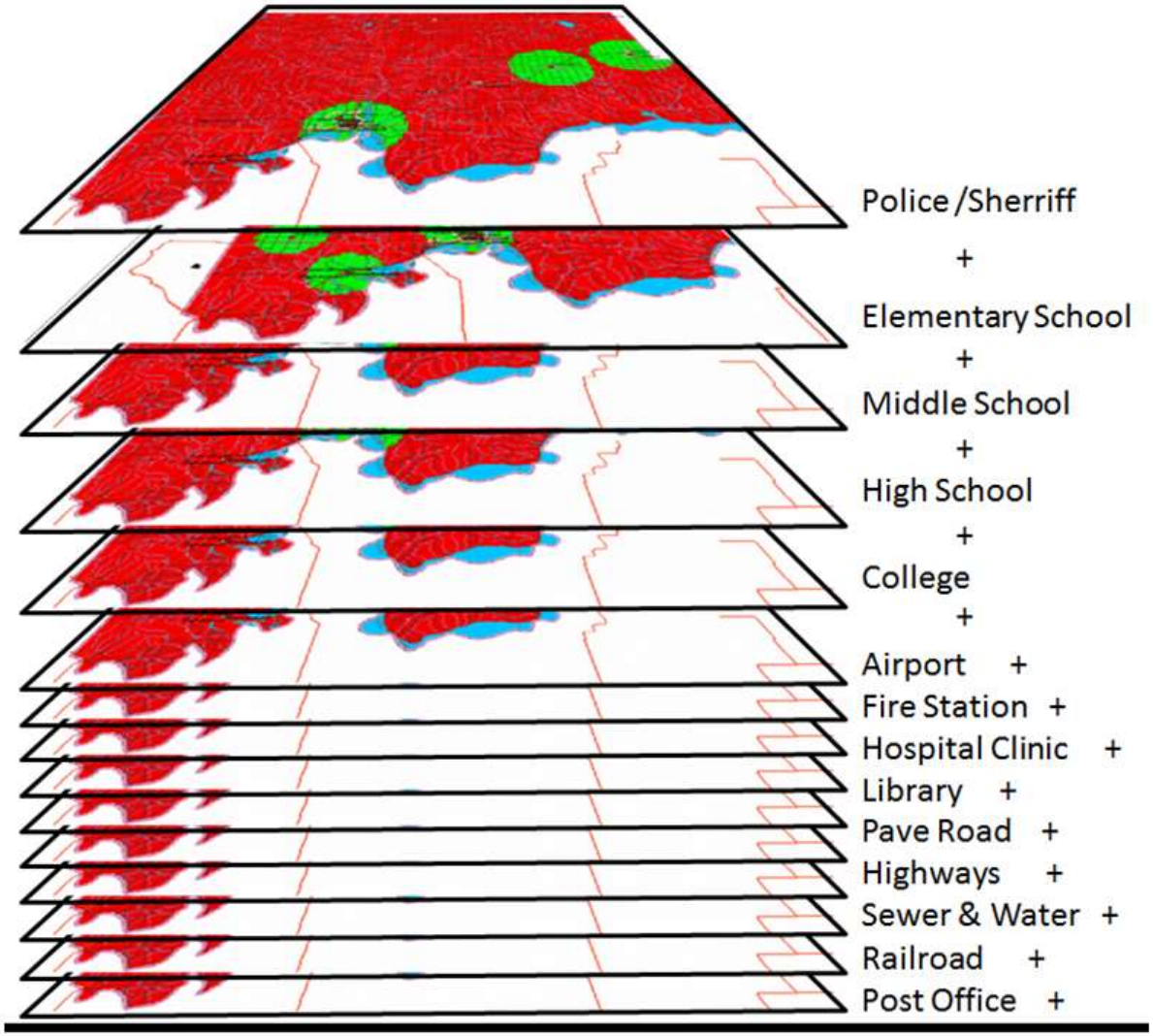


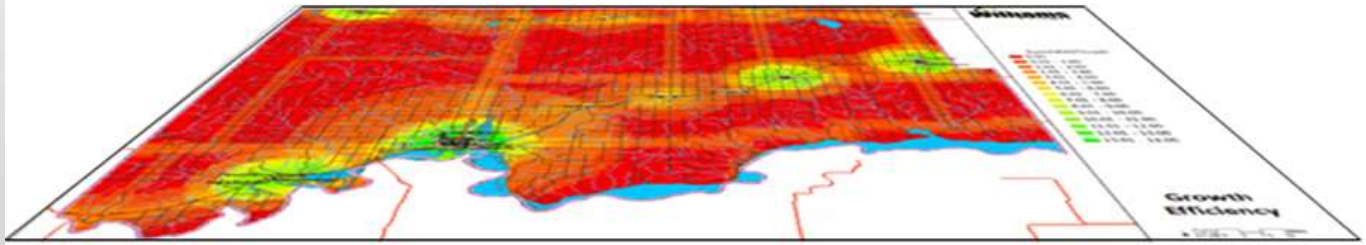


Each LOS map for each service is numeric thus can be added to one another to create a composite view that summarizes the most efficient places within the county for future growth.

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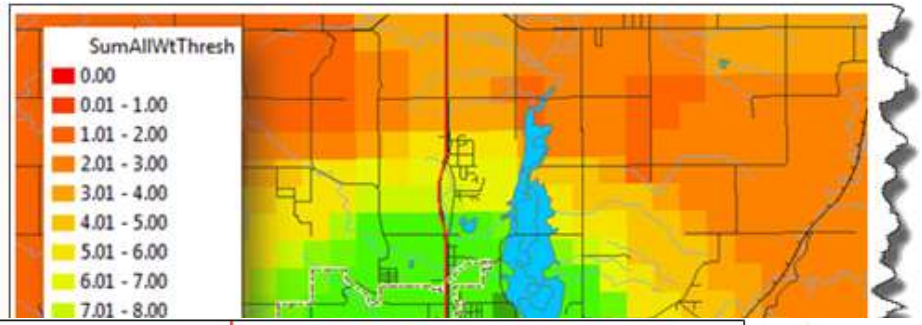
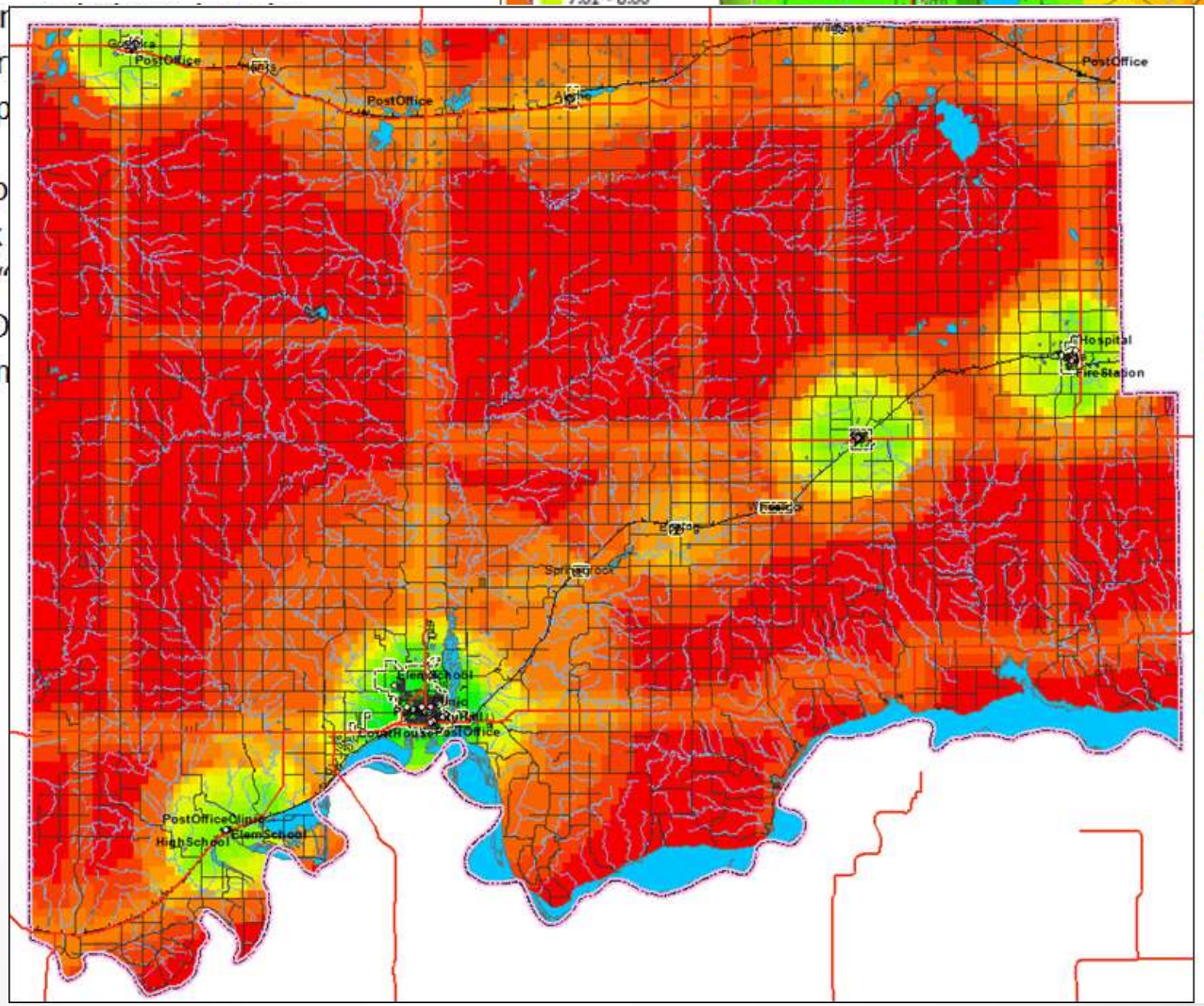
The darker green areas depict where Levels of Service are overlapping. So in the case of this Williams County initial analysis there are 14 different maps depicting the existing level of service norms, thus a total of 14 would indicate that the land is within community norms for all public services. That does exist in selected parts of Willistor
assumption here is all ser
(1's) and are of equal imp

A more defensible metho
County Residents to rank
these elements, such as "
Criticial to Good Future D
close to Airports is not im



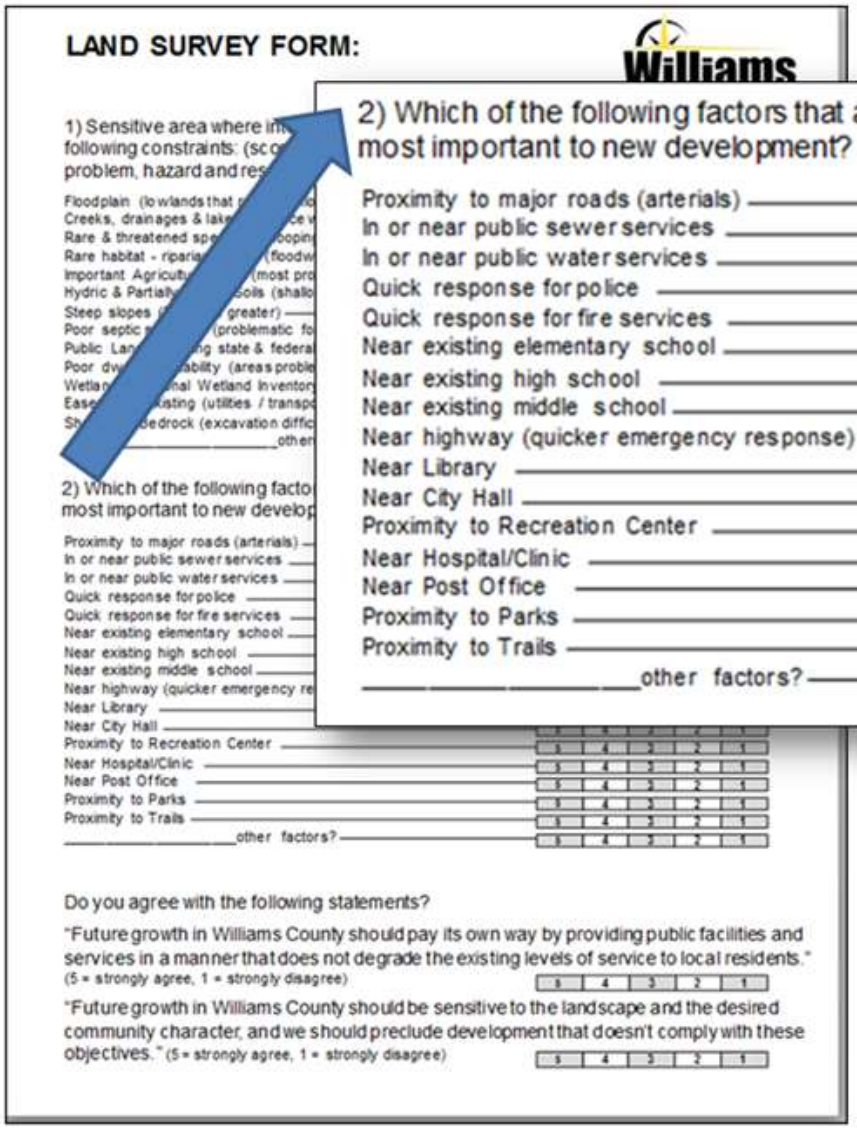

Williams COUNTY

SumAllWtThresh
0.00
0.01 - 1.00
1.01 - 2.00
2.01 - 3.00
3.01 - 4.00
4.01 - 5.00
5.01 - 6.00
6.01 - 7.00
7.01 - 8.00
8.01 - 9.00
9.01 - 10.00
10.01 - 11.00
11.01 - 12.00
12.01 - 13.00
13.01 - 14.00

Simple Addition (0-14)

**Growth Efficiency**

will include an exercise that allow participants to rate the importance of all public facilities and services. With these results we can determine a county average for which elements are most important and weight them accordingly.



**LAND SURVEY FORM:**

Williams

2) Which of the following factors that affect the efficiency of future growth do you think are most important to new development? (5 = Most Important, 1 = Least Importance):

| | | | | | |
|---|---|---|---|---|---|
| Proximity to major roads (arterials) | 5 | 4 | 3 | 2 | 1 |
| In or near public sewer services | 5 | 4 | 3 | 2 | 1 |
| In or near public water services | 5 | 4 | 3 | 2 | 1 |
| Quick response for police | 5 | 4 | 3 | 2 | 1 |
| Quick response for fire services | 5 | 4 | 3 | 2 | 1 |
| Near existing elementary school | 5 | 4 | 3 | 2 | 1 |
| Near existing high school | 5 | 4 | 3 | 2 | 1 |
| Near existing middle school | 5 | 4 | 3 | 2 | 1 |
| Near highway (quicker emergency response) | 5 | 4 | 3 | 2 | 1 |
| Near Library | 5 | 4 | 3 | 2 | 1 |
| Near City Hall | 5 | 4 | 3 | 2 | 1 |
| Proximity to Recreation Center | 5 | 4 | 3 | 2 | 1 |
| Near Hospital/Clinic | 5 | 4 | 3 | 2 | 1 |
| Near Post Office | 5 | 4 | 3 | 2 | 1 |
| Proximity to Parks | 5 | 4 | 3 | 2 | 1 |
| Proximity to Trails | 5 | 4 | 3 | 2 | 1 |
| _____ other factors? | 5 | 4 | 3 | 2 | 1 |

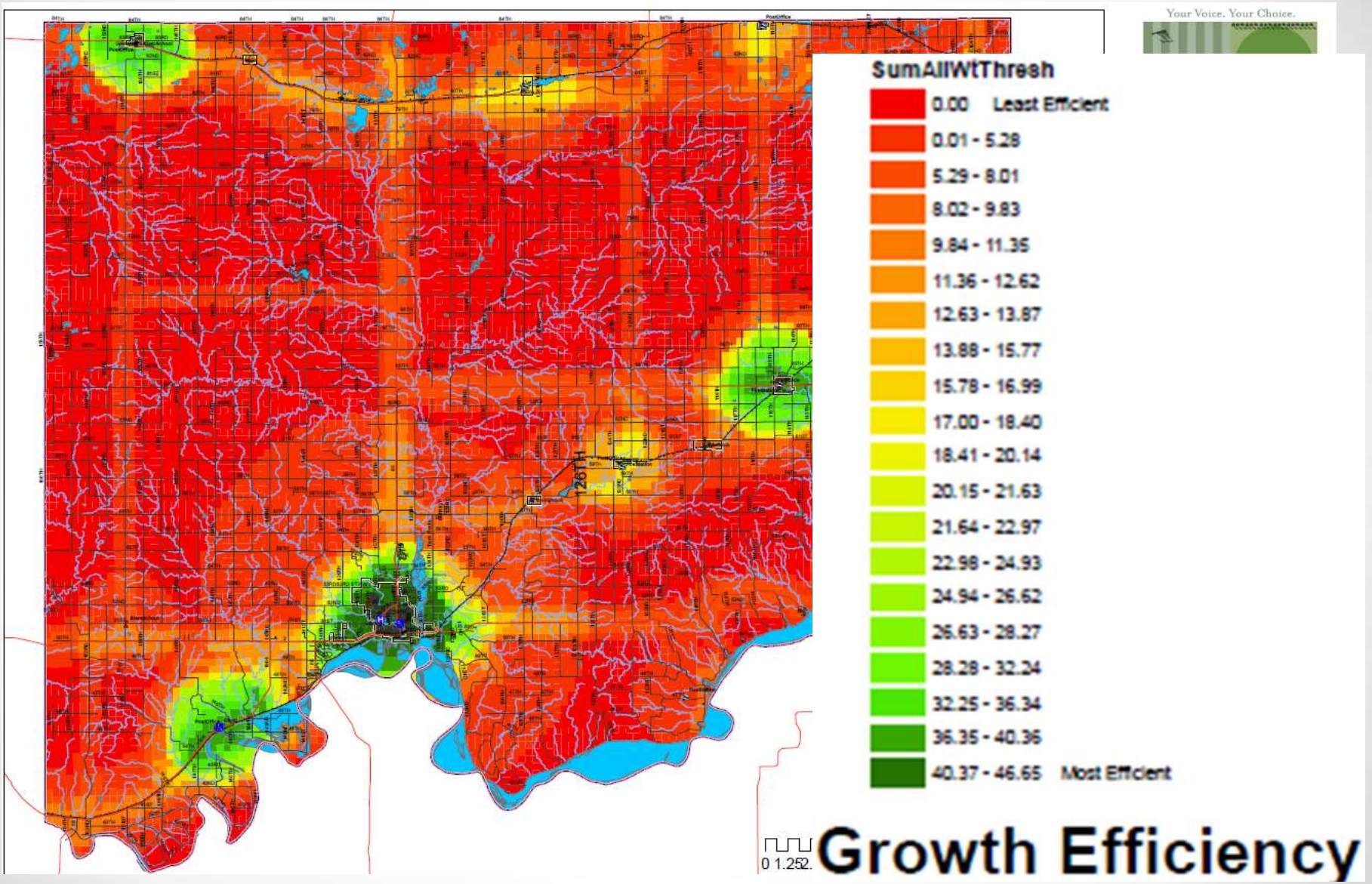
Do you agree with the following statements?

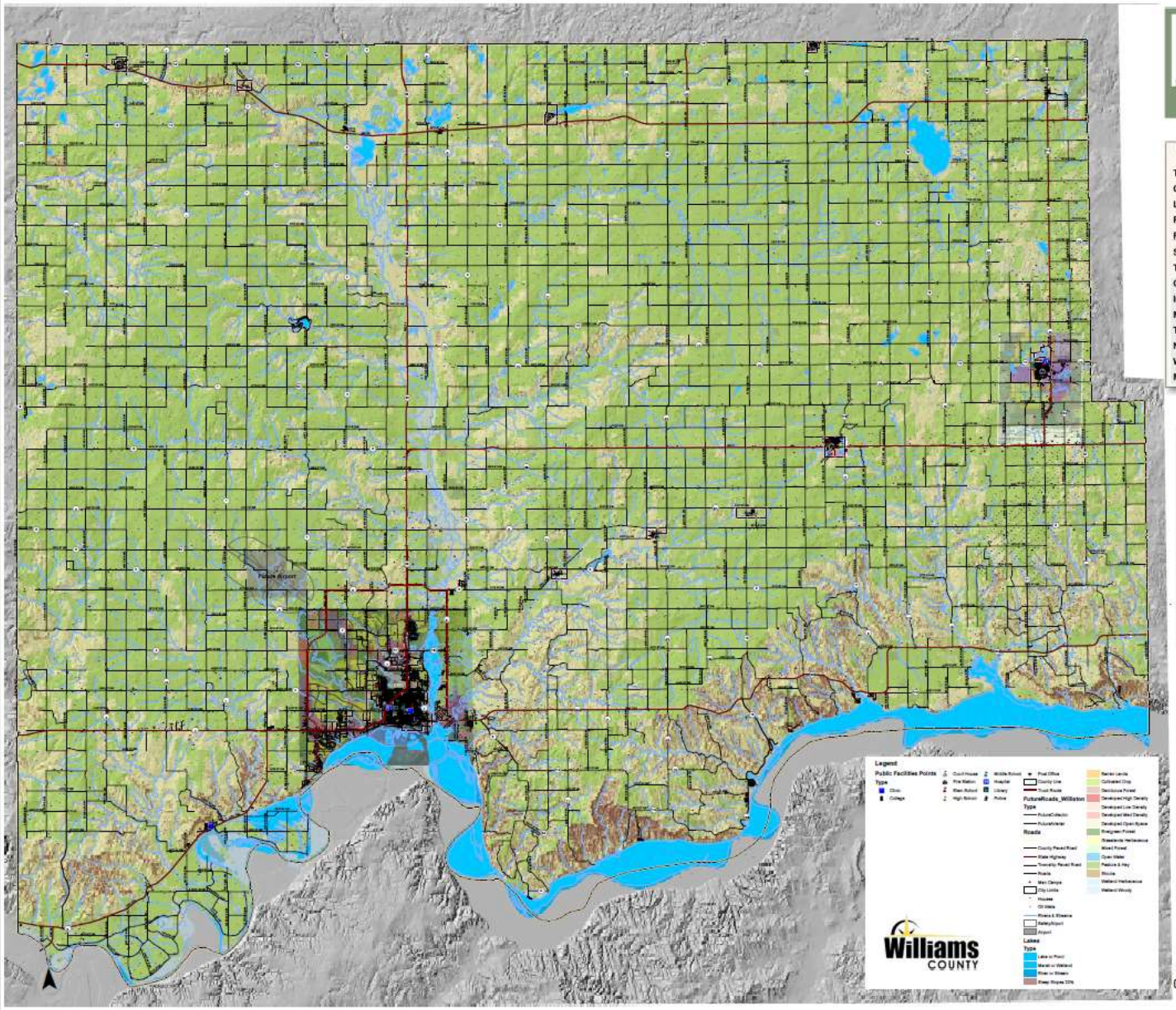
"Future growth in Williams County should pay its own way by providing public facilities and services in a manner that does not degrade the existing levels of service to local residents." (5 = strongly agree, 1 = strongly disagree) 5 4 3 2 1

"Future growth in Williams County should be sensitive to the landscape and the desired community character, and we should preclude development that doesn't comply with these objectives." (5 = strongly agree, 1 = strongly disagree) 5 4 3 2 1

A survey asked citizens to weight the importance of each element, as they see it, for importance for future land use planning. 5's being most important and 1's (or 0's) for the least important. The county average can then be assigned to each element as they are added together so the results directly reflect citizen values.

# Growth Efficiency Map






Williams County
Comprehensive Plan 2035

## Williams County Chip Set - Growth Challenge Game

- Trails / Bikeways
- Open Space/Park
- Large Lot (estate) (1 du per 10 acres) 80 per 640 ac.
- Rural Residential - 3 du/acre or 350 homes per 640 acre
- Rural Cluster- 5 du/acre or 280 homes per 640 acre
- Suburban Residential w/sw- 4 du/acre or 1600 homes per 640 acre
- Town Residential (mixed) w/sw- 8 du/acre or 2500 units per 640 acre
- Commercial Center (mixed)
- Industrial Center
- Man Camp Village
- Traffic Light
- Needed Public Facilities
- Worst Thing!!
- Major Roads

Instructions for Growth Challenge Game:

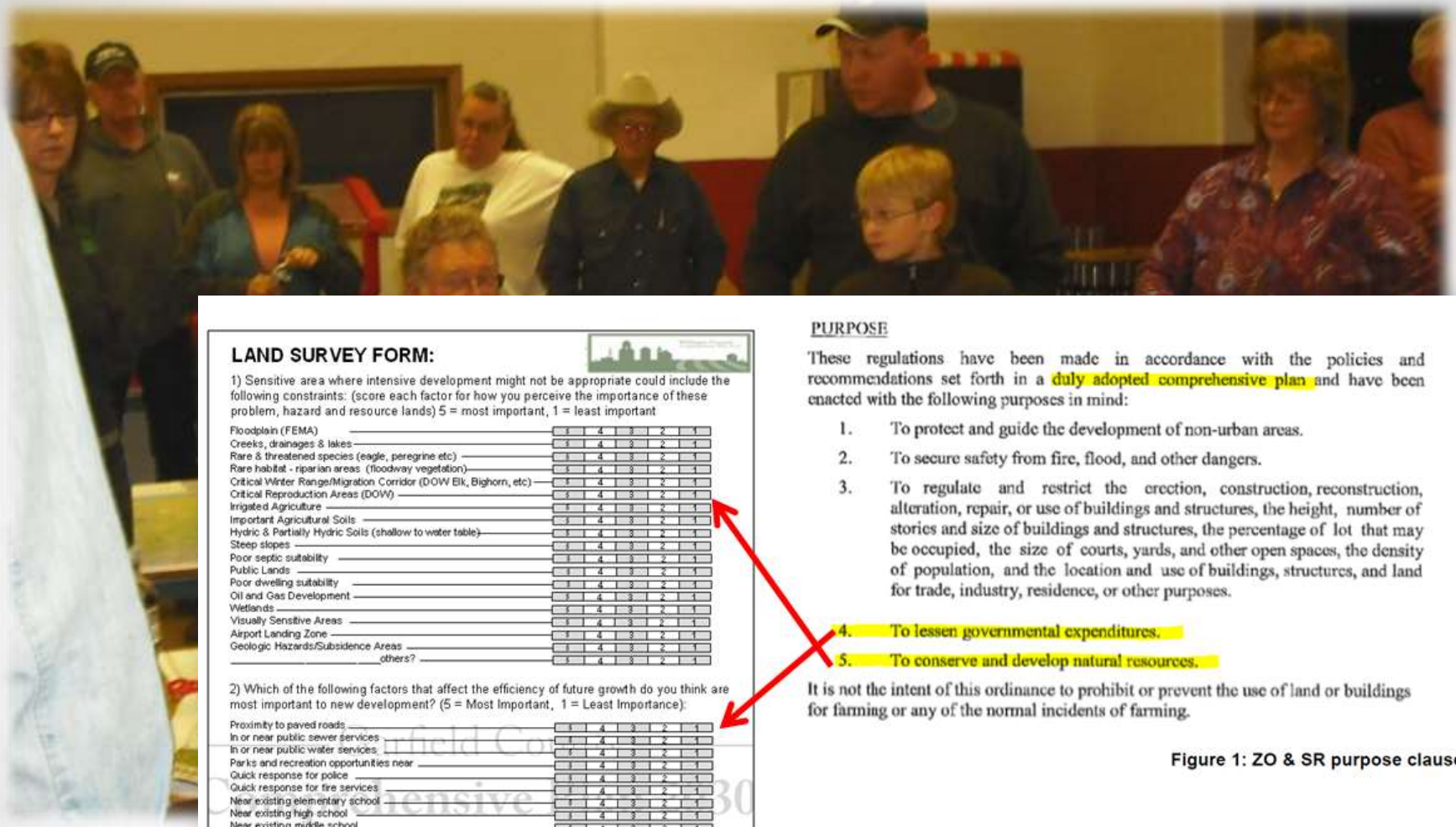
* Review the Goals & Objectives
* Discuss relationship between Land Uses and project Goals; i.e. where are efficient locations, etc.
* Decide most appropriate location for for growth and the type of land use.
* Get table to agree on chips & locations, glue
* Evaluate how many of the goals you achieved!

## Williams County Goals & Objectives to Achieve!

- ☐ Efficient Orderly Growth:
- ☐ Highways & County Roads:
- ☐ Protect Natural Resources:
- ☐ Crime & Social Issues:
- ☐ Rural Character & Agriculture Protection:
- ☐ Public Facilities & Services:

✓ Does Your Plan Measure Up?- Check Mark those goals you've achieved!!

# The Growth Challenge Game - Your Voice! Your Choice!!



## LAND SURVEY FORM:

1) Sensitive area where intensive development might not be appropriate could include the following constraints: (score each factor for how you perceive the importance of these problem, hazard and resource lands) 5 = most important, 1 = least important

| | 5 | 4 | 3 | 2 | 1 |
|---|---|---|---|---|---|
| Floodplain (FEMA) | | | | | |
| Creeks, drainages & lakes | | | | | |
| Rare & threatened species (eagle, peregrine etc) | | | | | |
| Rare habitat - riparian areas (floodway vegetation) | | | | | |
| Critical Winter Range/Migration Corridor (DOW Elk, Bighorn, etc) | | | | | |
| Critical Reproduction Areas (DOW) | | | | | |
| Irrigated Agriculture | | | | | |
| Important Agricultural Soils | | | | | |
| Hydric & Partially Hydric Soils (shallow to water table) | | | | | |
| Steep slopes | | | | | |
| Poor septic suitability | | | | | |
| Public Lands | | | | | |
| Poor dwelling suitability | | | | | |
| Oil and Gas Development | | | | | |
| Wetlands | | | | | |
| Visually Sensitive Areas | | | | | |
| Airport Landing Zone | | | | | |
| Geologic Hazards/Subsidence Areas | | | | | |
| _____others? | | | | | |

2) Which of the following factors that affect the efficiency of future growth do you think are most important to new development? (5 = Most Important, 1 = Least Importance):

| | 5 | 4 | 3 | 2 | 1 |
|---|---|---|---|---|---|
| Proximity to paved roads | | | | | |
| In or near public sewer services | | | | | |
| In or near public water services | | | | | |
| Parks and recreation opportunities near | | | | | |
| Quick response for police | | | | | |
| Quick response for fire services | | | | | |
| Near existing elementary school | | | | | |
| Near existing high school | | | | | |
| Near existing middle school | | | | | |
| Near highway (quicker response) | | | | | |
| Near Library | | | | | |
| County Court House/City Hall | | | | | |
| Proximity to Airport | | | | | |
| Near Hospital/Clinic | | | | | |
| Near Post Office | | | | | |
| Near Major Roads (arterials) | | | | | |
| _____other factors? | | | | | |

3) Do you agree with the following statements?

"Future growth in Garfield County should pay its own way by providing public facilities and services in a manner that does not degrade the existing levels of service to local residents."

(5 = strongly agree, 1 = strongly disagree) 5 4 3 2 1

4) "Future growth in Garfield should be sensitive to the landscape and the existing community character, and we should preclude development that doesn't comply with these objectives."

(5 = strongly agree, 1 = strongly disagree) 5 4 3 2 1

## PURPOSE

These regulations have been made in accordance with the policies and recommendations set forth in a duly adopted comprehensive plan and have been enacted with the following purposes in mind:

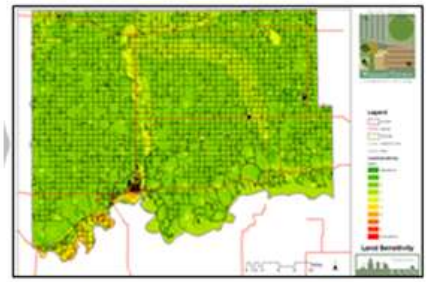
1. To protect and guide the development of non-urban areas.
2. To secure safety from fire, flood, and other dangers.
3. To regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings and structures, the height, number of stories and size of buildings and structures, the percentage of lot that may be occupied, the size of courts, yards, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
4. To lessen governmental expenditures.
5. To conserve and develop natural resources.

It is not the intent of this ordinance to prohibit or prevent the use of land or buildings for farming or any of the normal incidents of farming.

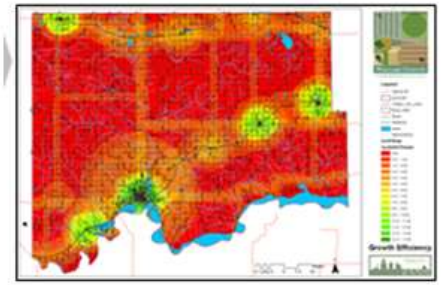
**Figure 1: ZO & SR purpose clause**

So I

1) W



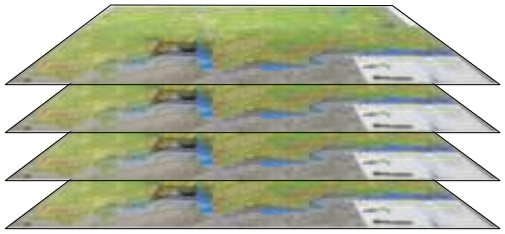
**Landscape Sensitivity**



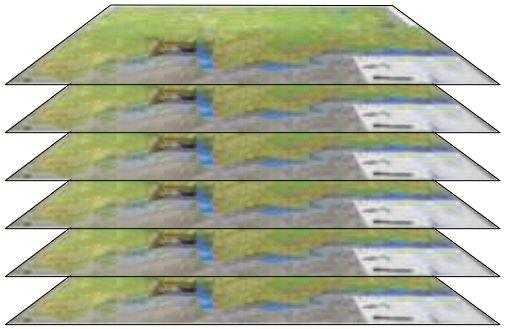
**Growth Efficiency**

These two maps (Growth Efficiency and Landscape Sensitivity), created using public values, should be used to assist us at defining the most appropriate locations for future growth.

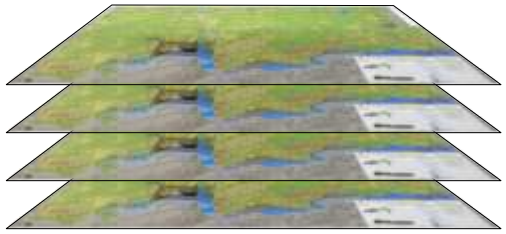
**Grenora Played 4 Games**



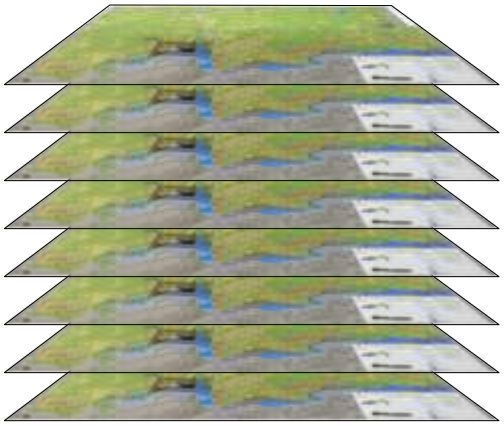
**Ray Played 6 Games**



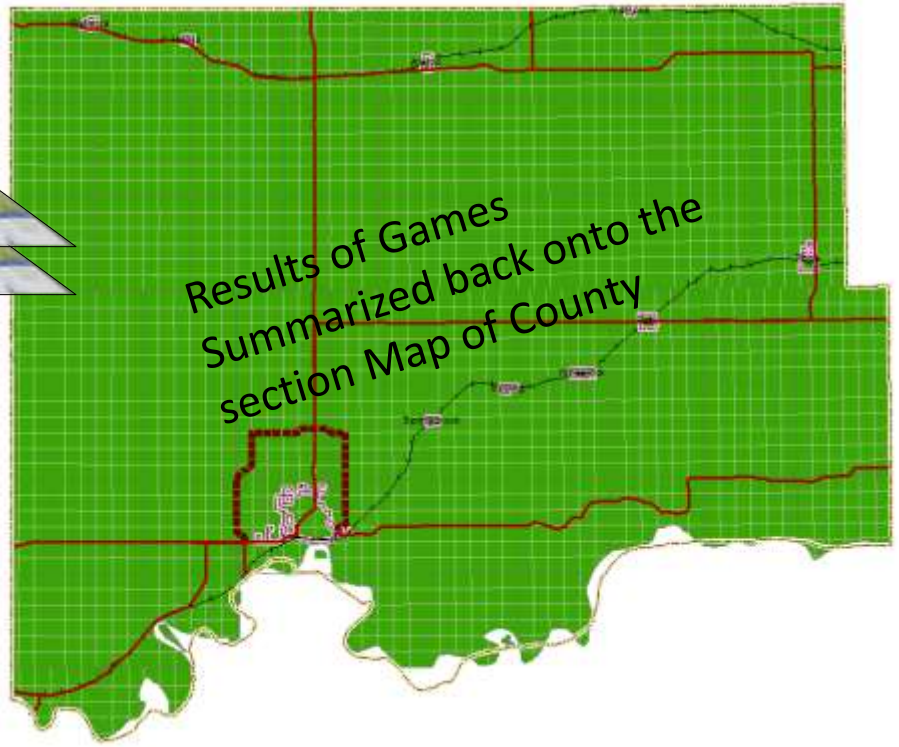
**Tioga Played 4 Games**



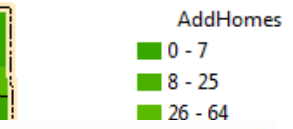
**Williston Played 8 Games**

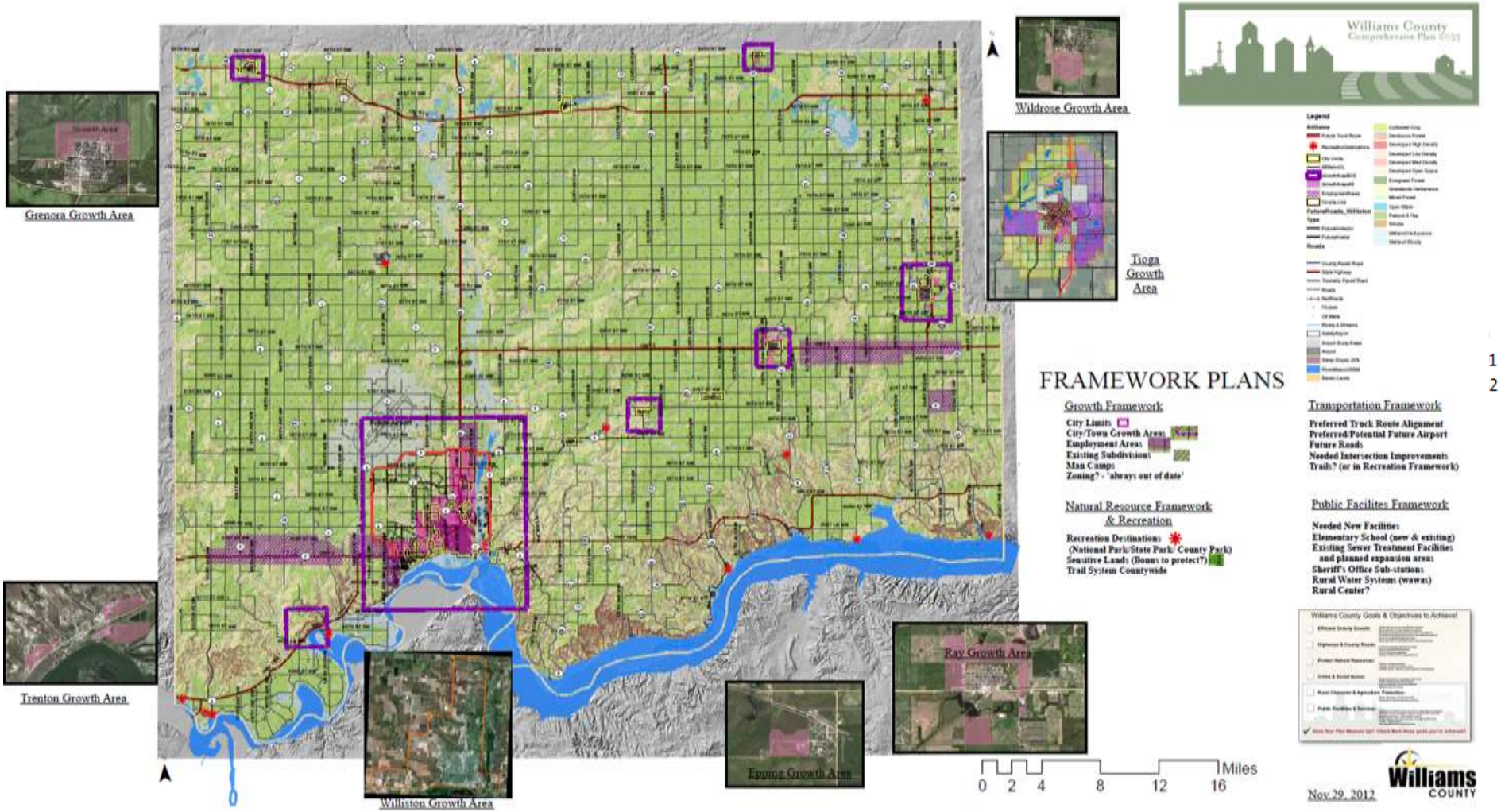


**Trenton Played 2 Games**




County Wide Citizens Played
24 Games

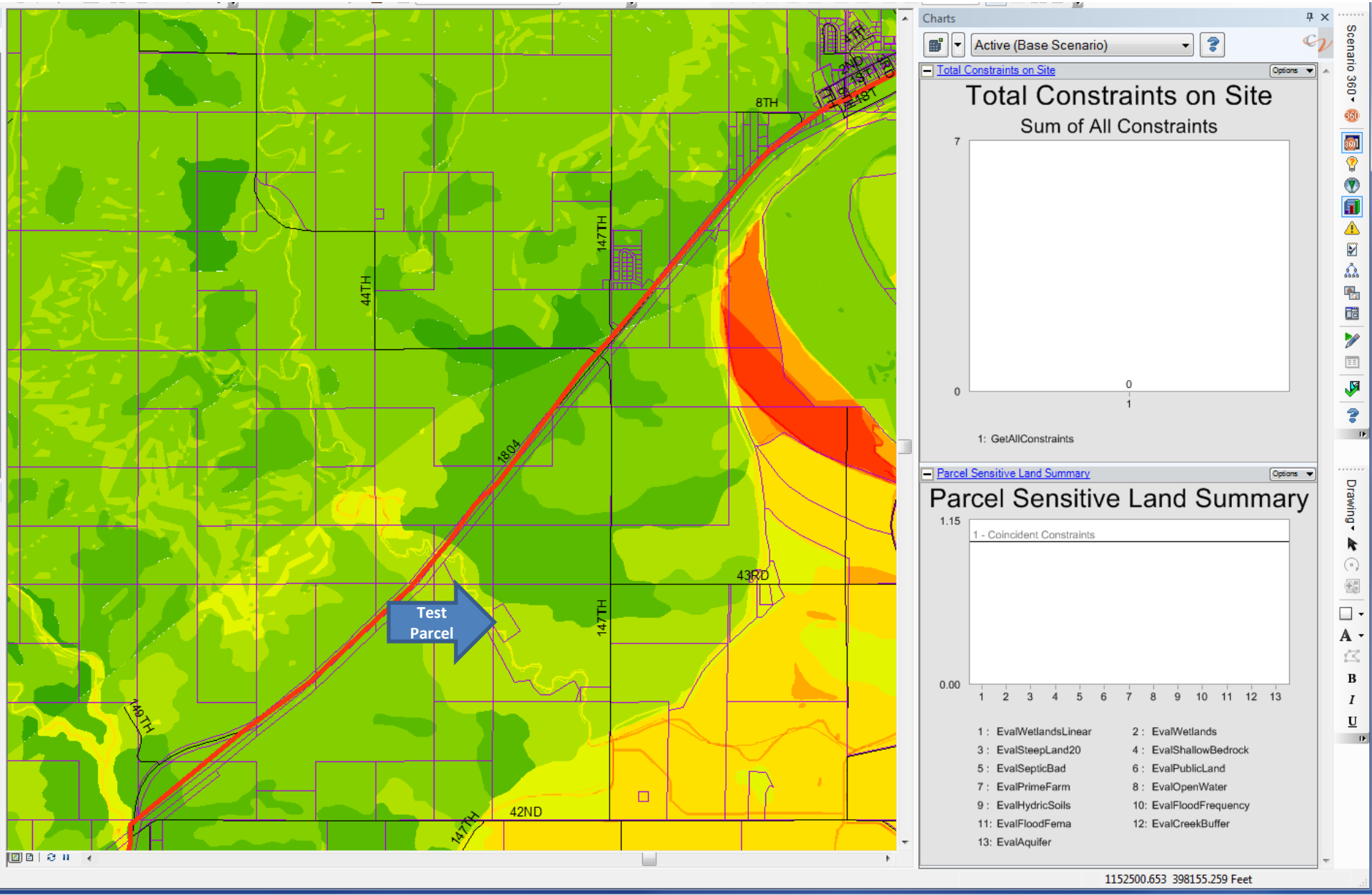




All Homes Placed by All 24 Tables – "Where Citizens See Growth being Directed!"

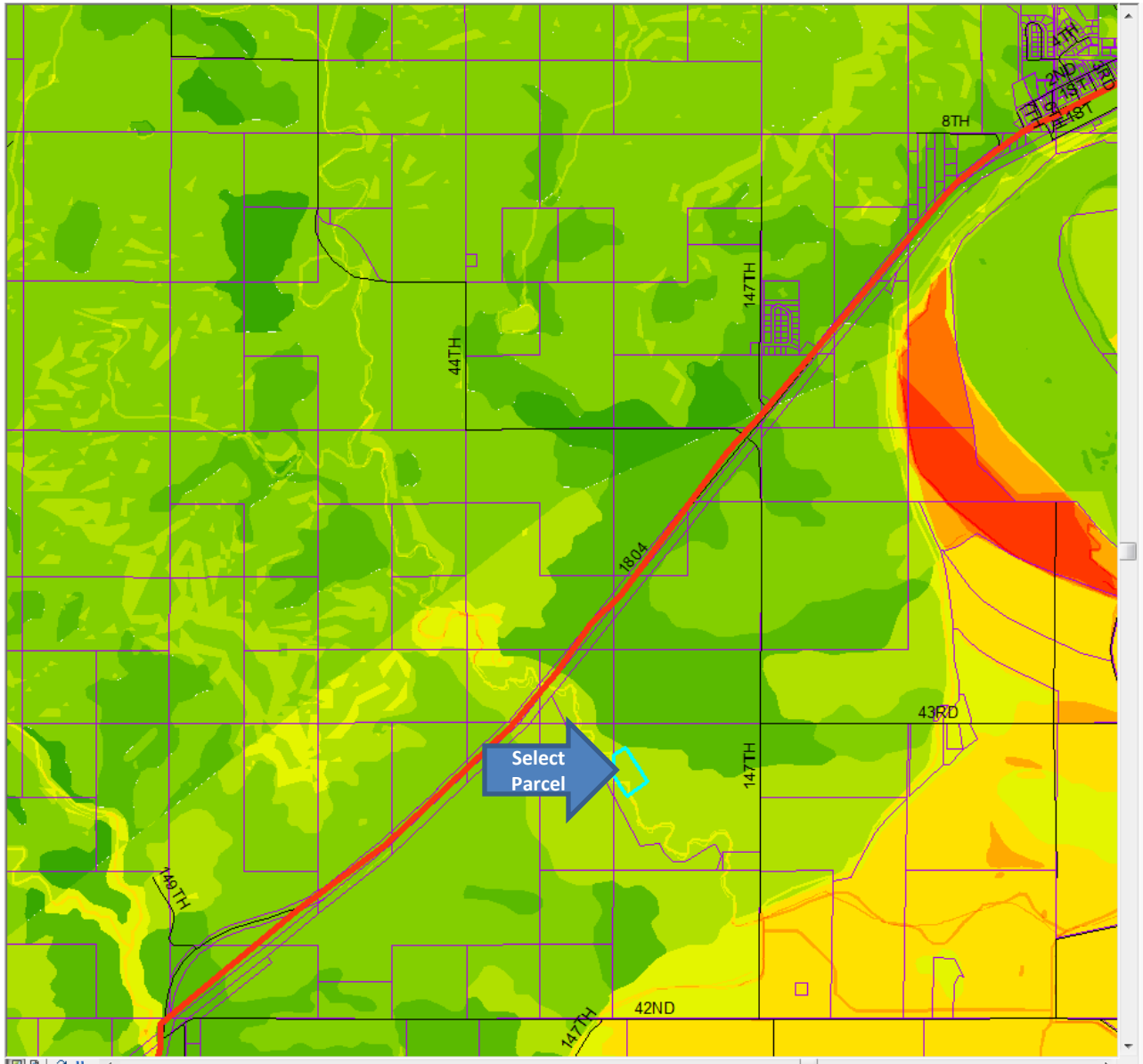
# After comp plan is completed:

- Growth Efficiency can be used to characterize the potential impacts for any parcel on the fly or those being reviewed by planning & zoning or County Commissioners.

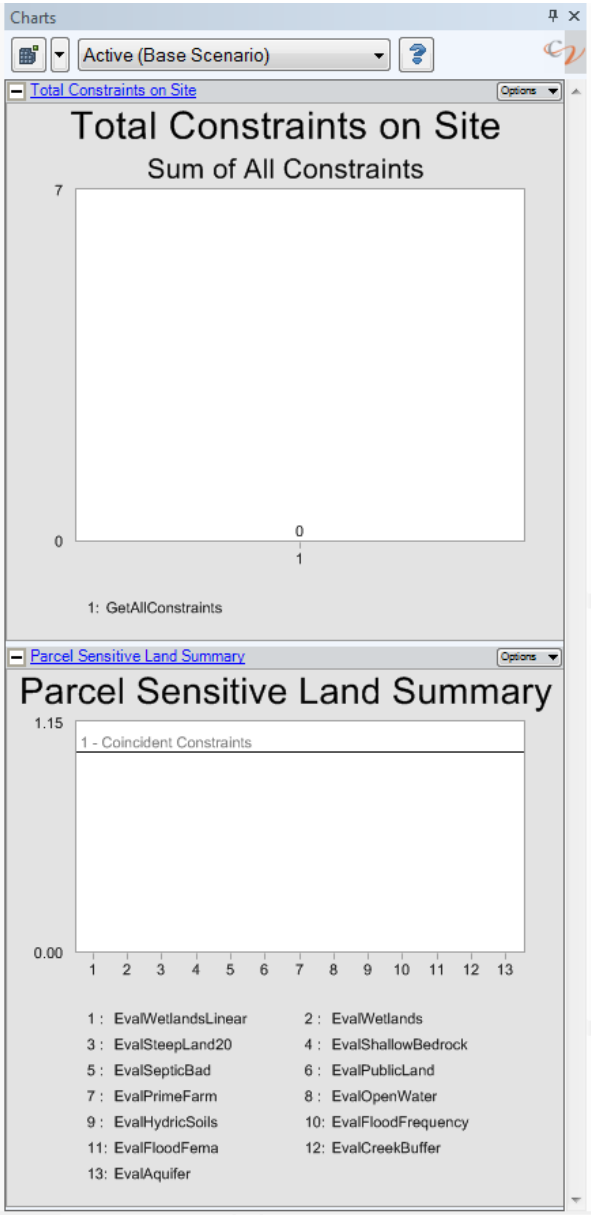
# Plans for the Entire County or Individual Parcel can be tested for Land Sensitivity



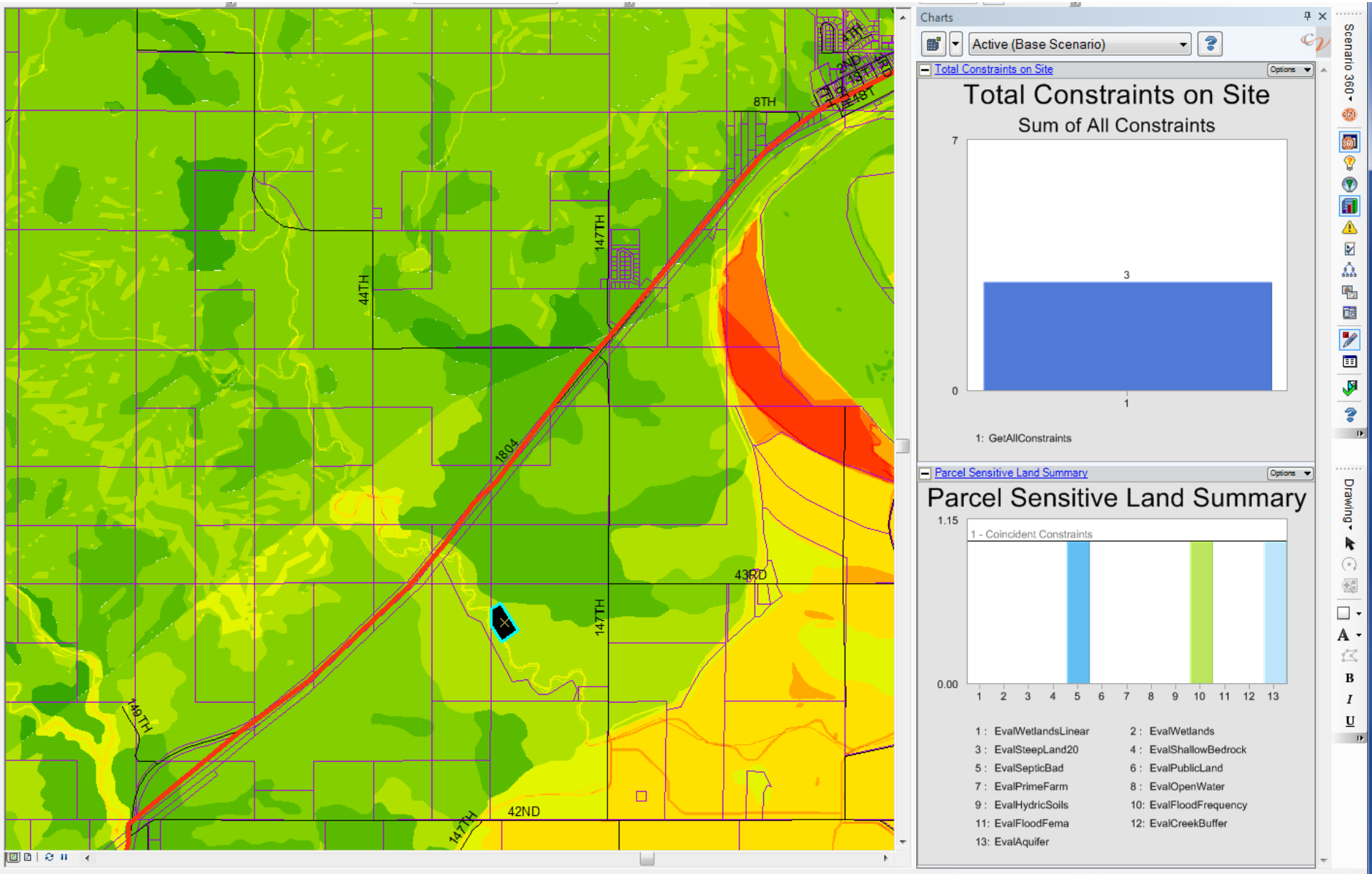
Select a Parcel and ‘Copy / Paste’ to evaluation Layer….



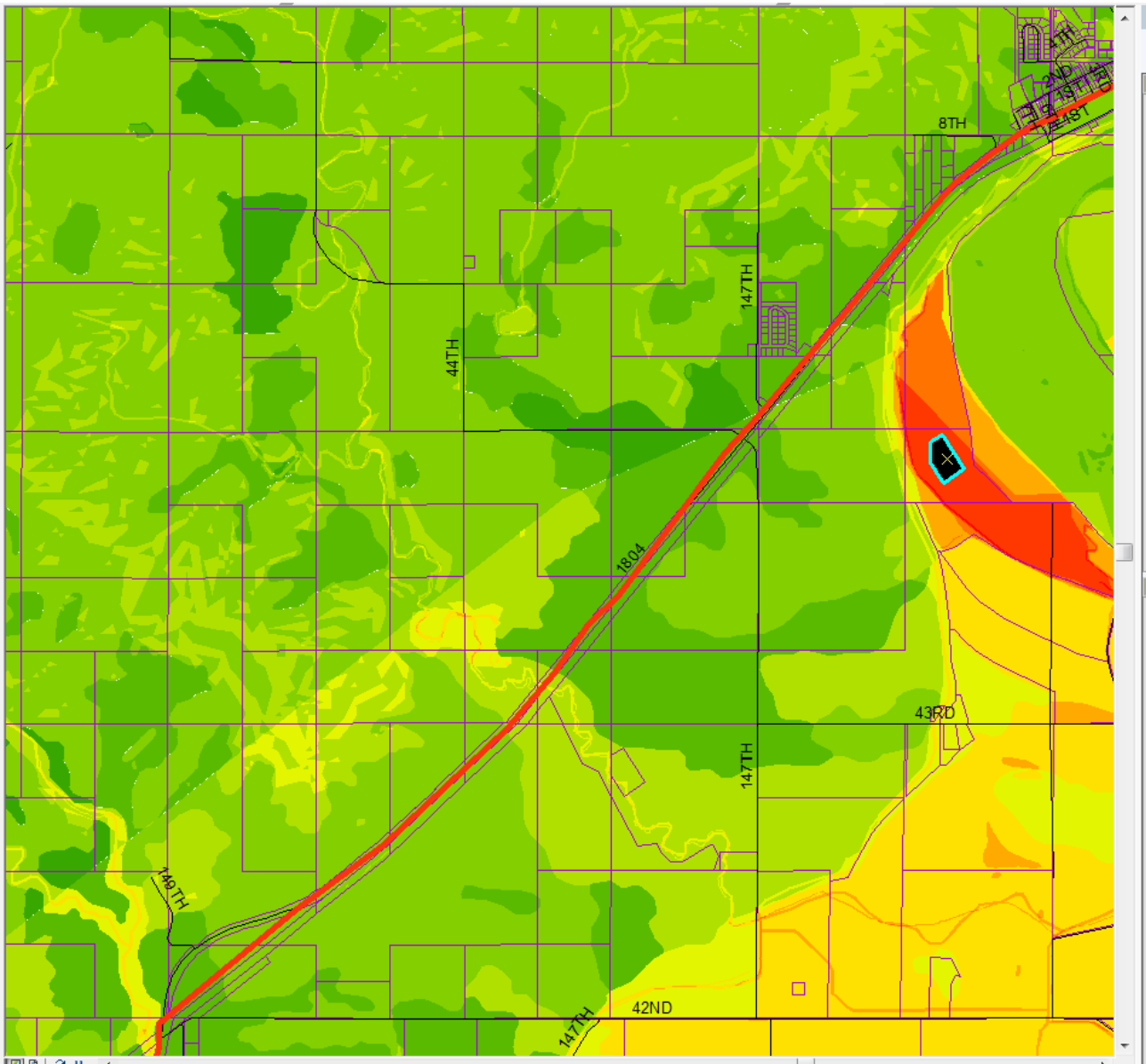


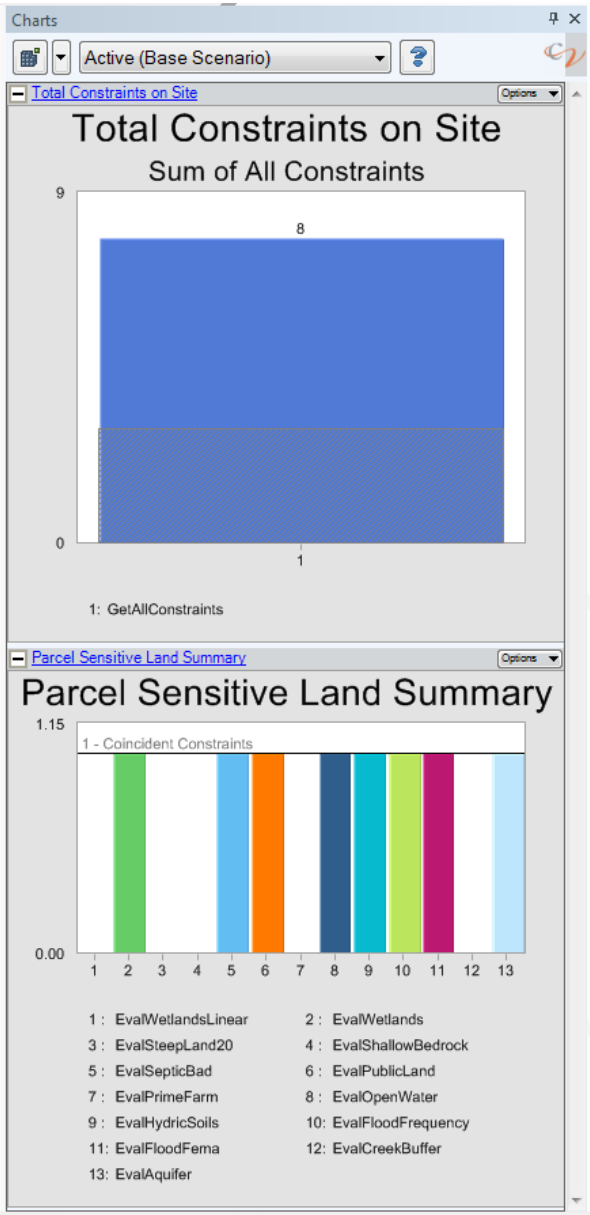


Coincidence with this parcel and the Land Sensitivity map is quantified – 3 constraints..



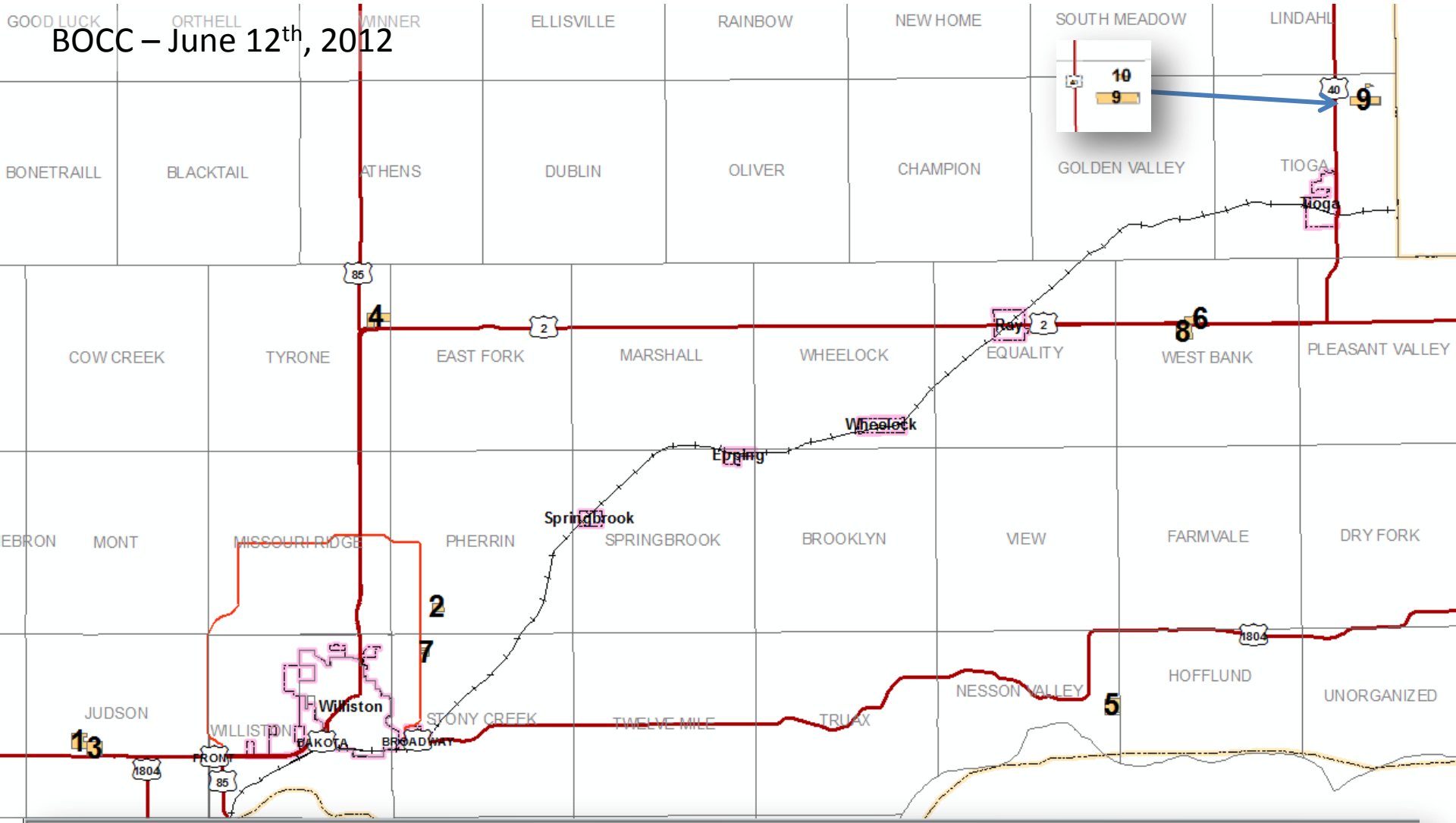
Move the parcel and automatically the analysis is invoked and new results displayed
Coincidence with this parcel and the Land Sensitivity map is quantified – 8 total constraints..



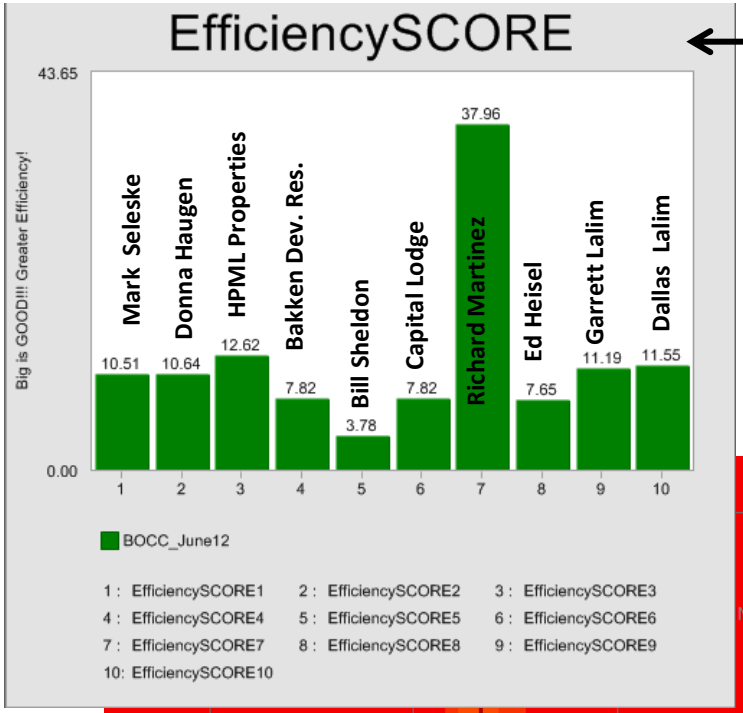



- Implementation Tools  for incremental decision making (values captured during comp plan)

# BOCC – June 12th, 2012



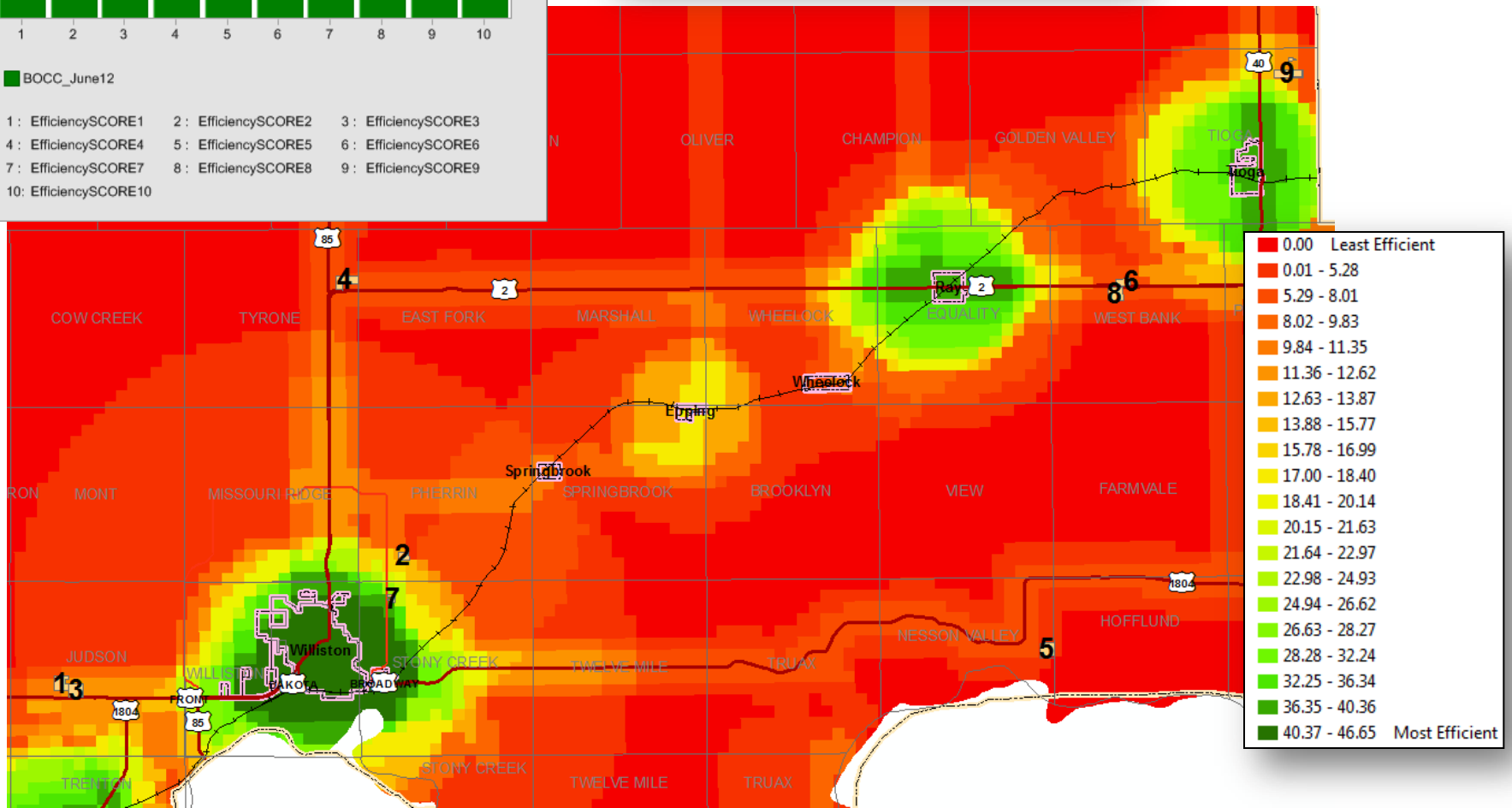

| | ItemNum * | ProjectName | ParcelSize | EfficiencySCORE | LandSensitivitySCORE | Dist2BUILTareas | Dist2EMS | AcresPRIMEsoils | AcresWETLANDS | AcresFLOODfreq |
|---|---|---|---|---|---|---|---|---|---|---|
| ▶ | 1 | ZoneChg_Ag2Comm_MarkSeleske | 149.95 | 10.51 | 8.19 | 1.49 | 4.97 | 8.03 | 0 | 0 |
| | 2 | ZoneChg_Ag2Res_DonnaHaugen | 60.55 | 10.64 | 7.06 | 0 | 4.49 | 52.59 | 0 | 0 |
| | 3 | MajSub_HPLM Properties | 147.84 | 12.62 | 7.91 | 1.57 | 4.8 | 0 | 0 | 0 |
| | 4 | ZoneChg_Ag2PublicWithCUP_BakkenDevelResource | 156.51 | 7.82 | 9.76 | 4.3 | 12.32 | 11.15 | 26.74 | 18.93 |
| | 5 | ZoneChg_AgtPublicWith CUP_BillSheldon | 147.29 | 3.78 | 8.49 | 0 | 9.62 | 2.58 | 1.38 | 0 |
| | 6 | ZoneChg_Ind2Res_CapitalLodge | 72.42 | 7.82 | 8.49 | 0.15 | 5.37 | 8.89 | 0 | 0 |
| | 7 | ZoneChg_Ag2Res_withMajSub_RichardMartinez | 30.14 | 37.96 | 4.89 | 0 | 3.14 | 0 | 0.69 | 0 |
| | 8 | ZoneChg_Ag2Comm_EdHeisel | 149.47 | 7.65 | 8.11 | 0 | 5.66 | 41.97 | 0 | 0 |
| | 9 | CUP_TempHousing_GarrettLalim | 152.23 | 11.19 | 7.95 | 2.23 | 3.01 | 5.67 | 0.78 | 0 |
| | 10 | CUP_TempHousing_DallasLalim | 13.38 | 11.55 | 7.9 | 2.93 | 3.71 | 0 | 0 | 0 |



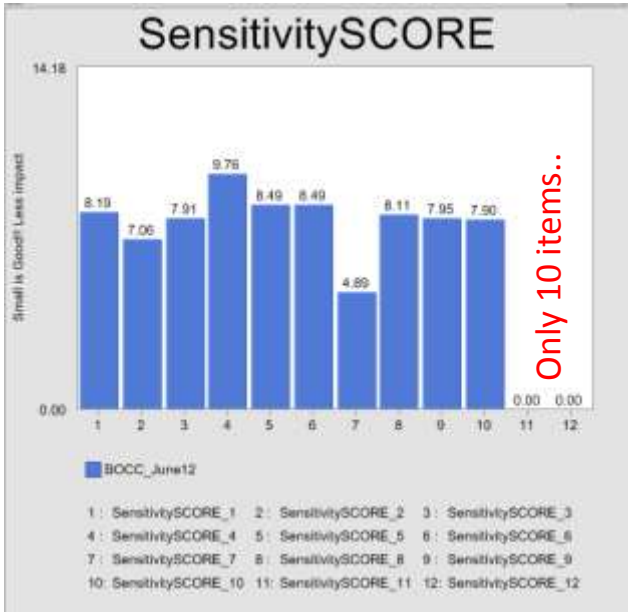

These two maps (Growth Efficiency and Landscape Sensitivity), created using public values, should be used to assist us at defining the most appropriate locations for future growth.

| | |
|---|---|
| 53% | 1. Strongly Agree |
| 38% | 2. Agree somewhat |
| 6% | 3. Disagree somewhat |
| 2% | 4. Strongly Disagree |
| 1% | 5. Don't have an Opinion. |

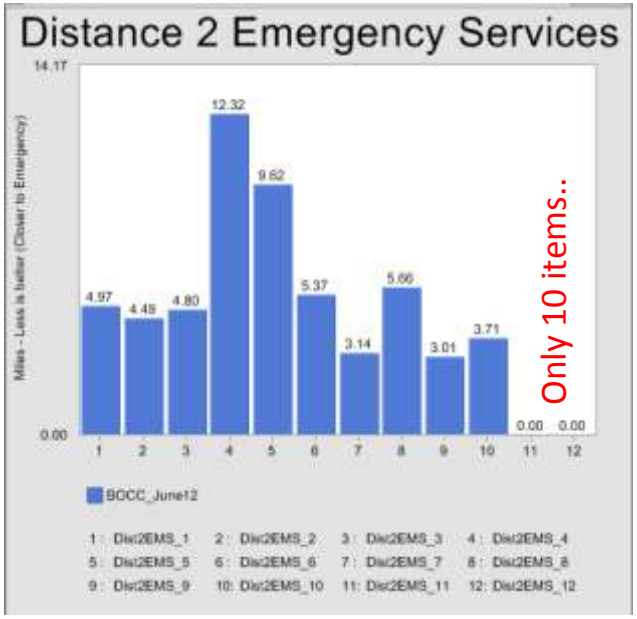
# County Wide Results
# Public Meeting #2



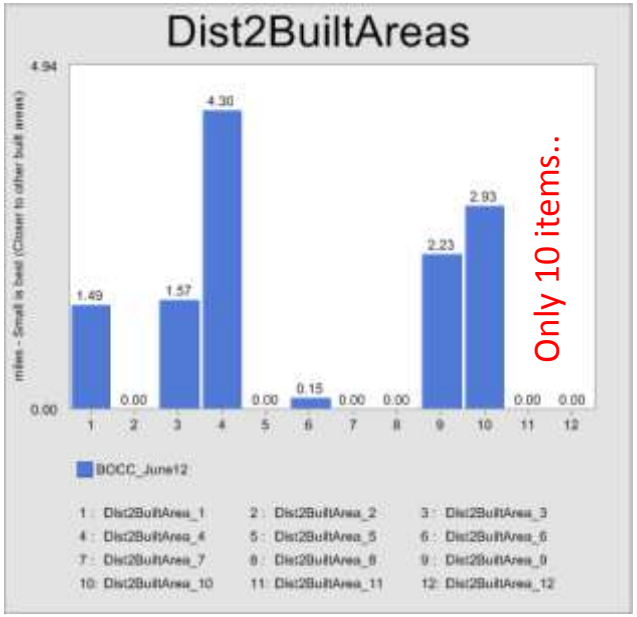
Land Sensitivity:



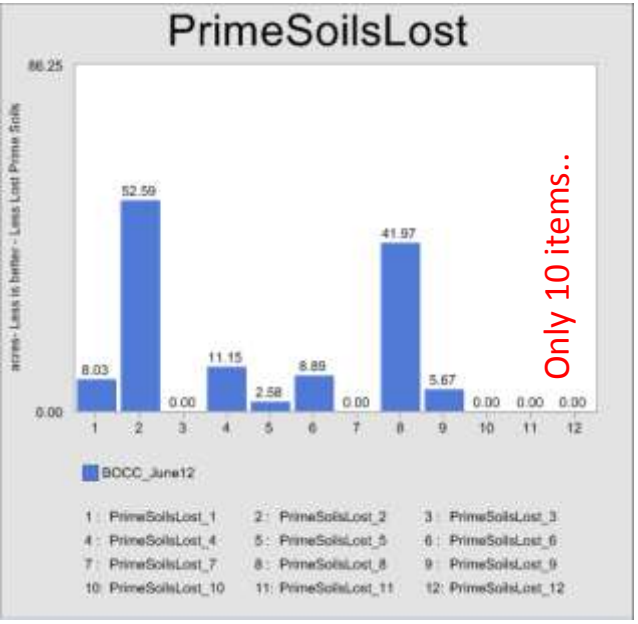

How far to First Responders:



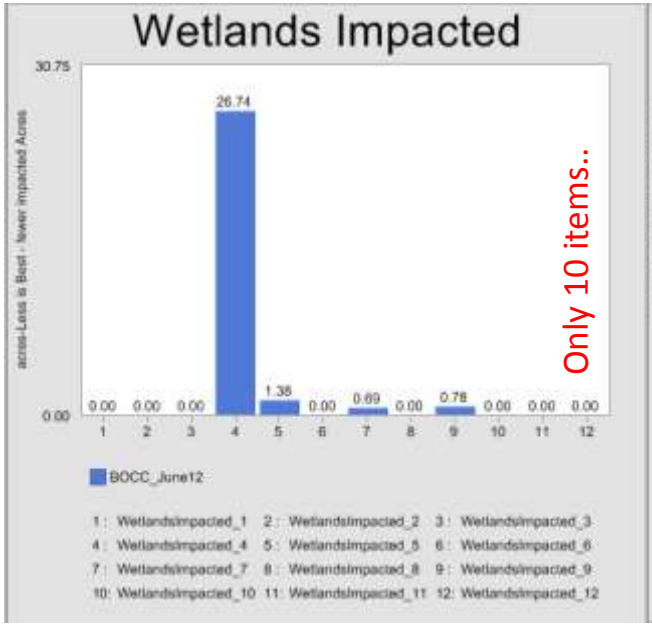

Adjacent Development Desired:



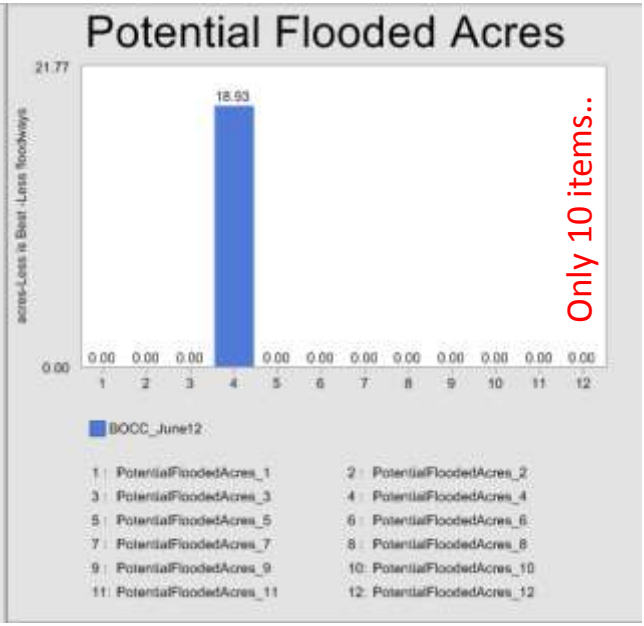

Resource Lands:



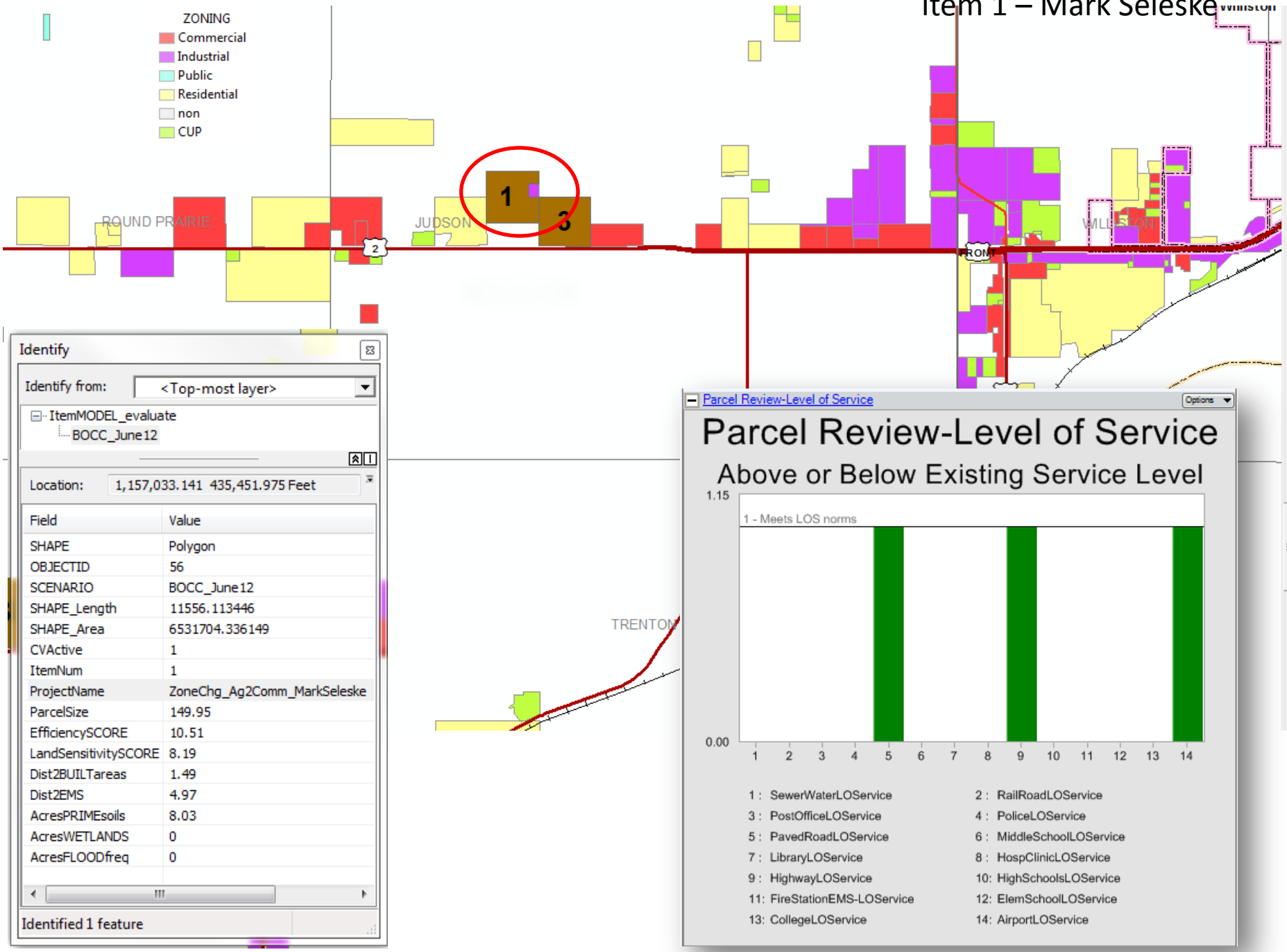

Resource Lands:



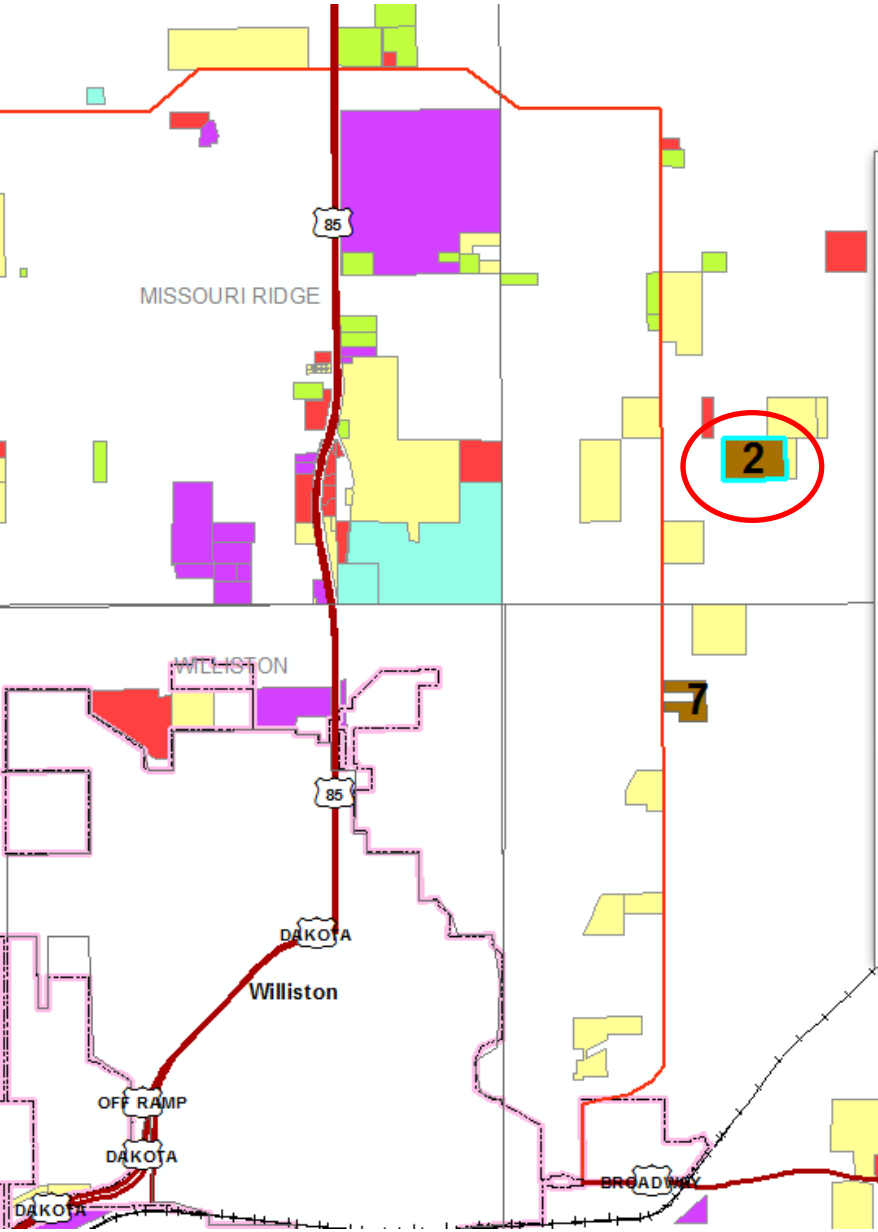

Problem & Hazards:



# Item 1 – Mark Seleske



# Item #2 – Donna Haugen




ZONING
Commercial
Industrial
Public
Residential
non
CUP

SPRINGBROOK

Identify

Identify from: <Top-most layer>

ItemMODEL_evaluate
BOCC_June12

Location: 1,220,182.932 456,410.827 Feet

| Field | Value |
|---|---|
| SHAPE | Polygon |
| OBJECTID | 57 |
| SCENARIO | BOCC_June12 |
| SHAPE_Length | 6632.123837 |
| SHAPE_Area | 2637739.973831 |
| CVActive | 1 |
| ItemNum | 2 |
| ProjectName | ZoneChg_Ag2Res_DonnaHaugen |
| ParcelSize | 60.55 |
| EfficiencySCORE | 10.64 |
| LandSensitivitySCORE | 7.06 |
| Dist2BUILTareas | 0 |
| Dist2EMS | 4.49 |
| AcresPRIMEsoils | 52.59 |
| AcresWETLANDS | 0 |
| AcresFLOODfreq | 0 |

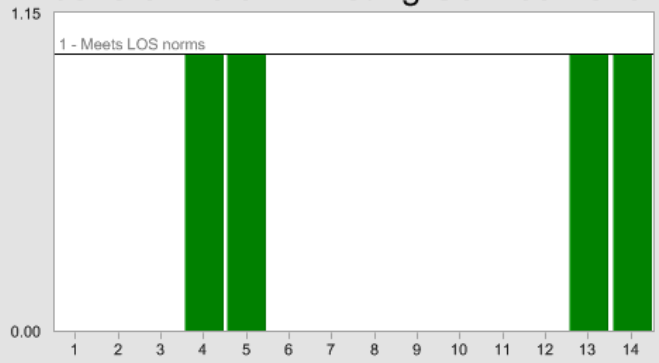
Identified 1 feature

Parcel Review-Level of Service

Options

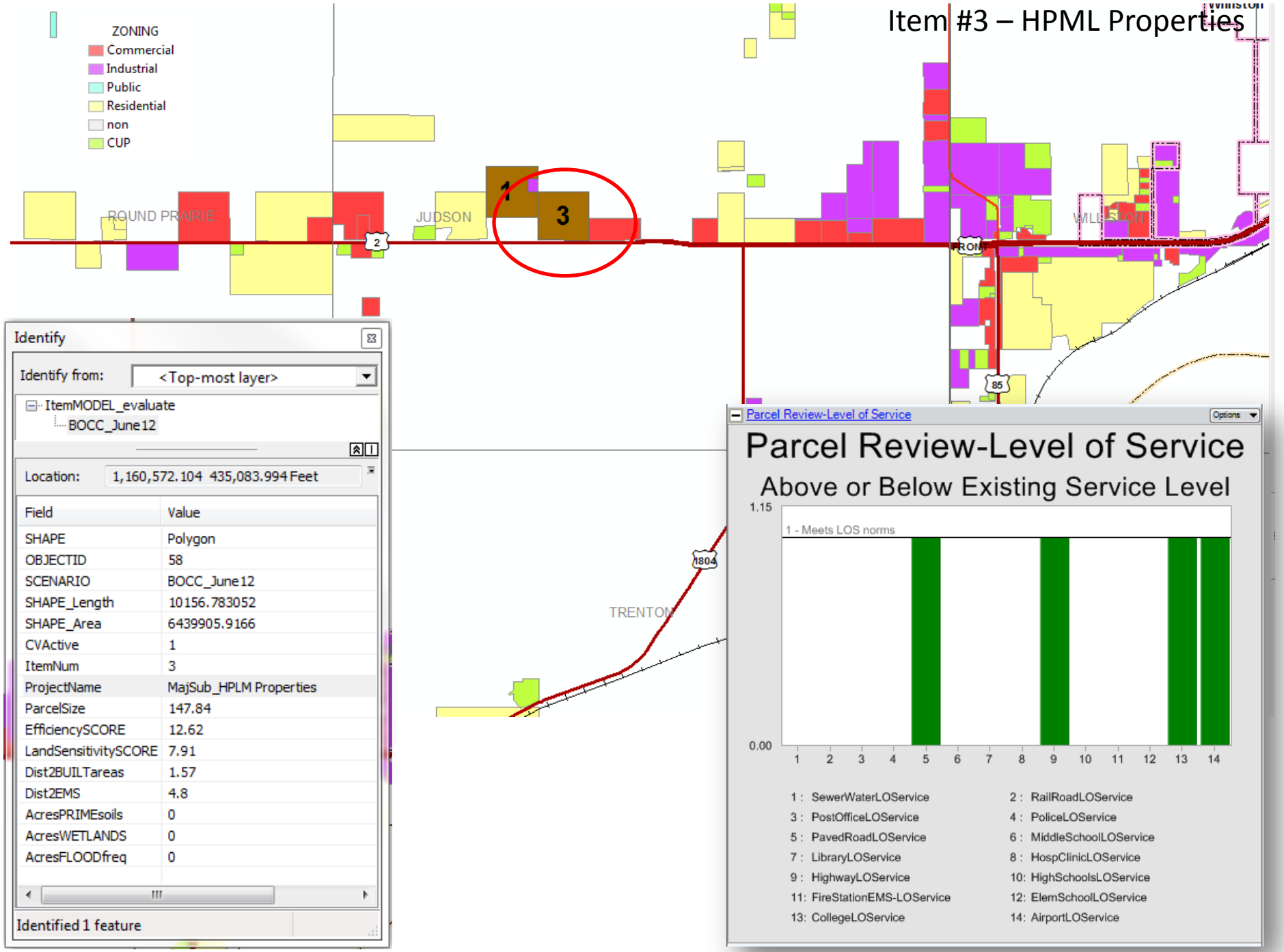
## Parcel Review-Level of Service

### Above or Below Existing Service Level




1 : SewerWaterLOService
2 : RailRoadLOService
3 : PostOfficeLOService
4 : PoliceLOService
5 : PavedRoadLOService
6 : MiddleSchoolLOService
7 : LibraryLOService
8 : HospClinicLOService
9 : HighwayLOService
10: HighSchoolsLOService
11: FireStationEMS-LOService
12: ElemSchoolLOService
13: CollegeLOService
14: AirportLOService

# Item #3 – HPML Properties




Identify

Identify from: <Top-most layer>

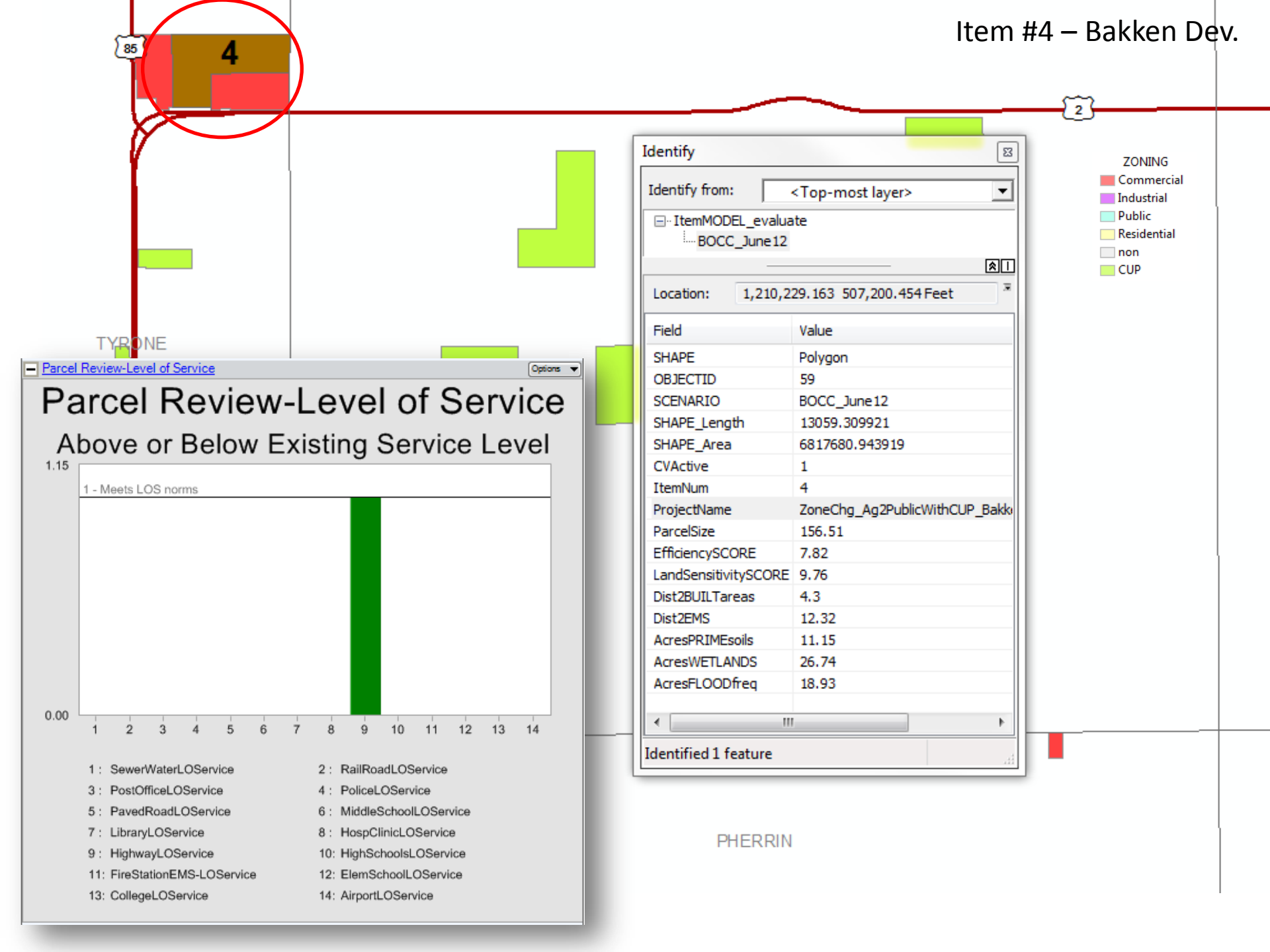
ItemMODEL_evaluate
BOCC_June12

Location: 1,160,572.104 435,083.994 Feet

| Field | Value |
|---|---|
| SHAPE | Polygon |
| OBJECTID | 58 |
| SCENARIO | BOCC_June12 |
| SHAPE_Length | 10156.783052 |
| SHAPE_Area | 6439905.9166 |
| CVActive | 1 |
| ItemNum | 3 |
| ProjectName | MajSub_HPLM Properties |
| ParcelSize | 147.84 |
| EfficiencySCORE | 12.62 |
| LandSensitivitySCORE | 7.91 |
| Dist2BUILTareas | 1.57 |
| Dist2EMS | 4.8 |
| AcresPRIMEsoils | 0 |
| AcresWETLANDS | 0 |
| AcresFLOODfreq | 0 |

Identified 1 feature

# Item #4 – Bakken Dev.




Identify

Identify from: <Top-most layer>

ItemMODEL_evaluate

BOCC_June12

Location: 1,210,229.163 507,200.454 Feet

| Field | Value |
|---|---|
| SHAPE | Polygon |
| OBJECTID | 59 |
| SCENARIO | BOCC_June12 |
| SHAPE_Length | 13059.309921 |
| SHAPE_Area | 6817680.943919 |
| CVActive | 1 |
| ItemNum | 4 |
| ProjectName | ZoneChg_Ag2PublicWithCUP_Bakk |
| ParcelSize | 156.51 |
| EfficiencySCORE | 7.82 |
| LandSensitivitySCORE | 9.76 |
| Dist2BUILTareas | 4.3 |
| Dist2EMS | 12.32 |
| AcresPRIMEsoils | 11.15 |
| AcresWETLANDS | 26.74 |
| AcresFLOODfreq | 18.93 |

Identified 1 feature

Parcel Review-Level of Service

Options

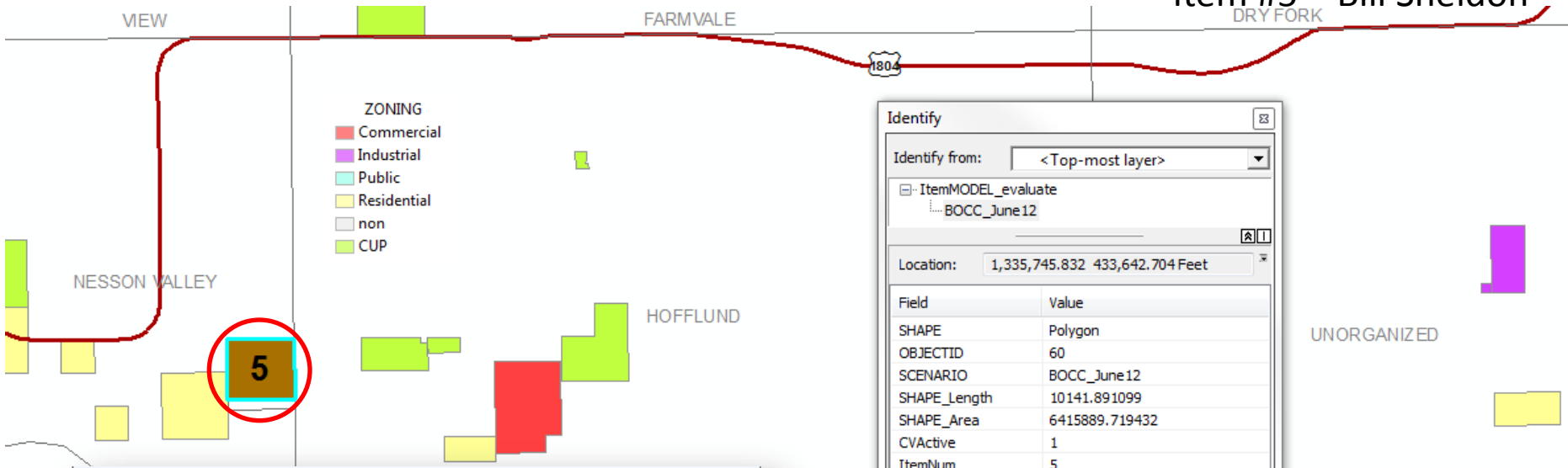
# Parcel Review-Level of Service

## Above or Below Existing Service Level




1 : SewerWaterLOService
2 : RailRoadLOService
3 : PostOfficeLOService
4 : PoliceLOService
5 : PavedRoadLOService
6 : MiddleSchoolLOService
7 : LibraryLOService
8 : HospClinicLOService
9 : HighwayLOService
10: HighSchoolsLOService
11: FireStationEMS-LOService
12: ElemSchoolLOService
13: CollegeLOService
14: AirportLOService

# Item #5 – Bill Sheldon




Identify

Identify from: <Top-most layer>

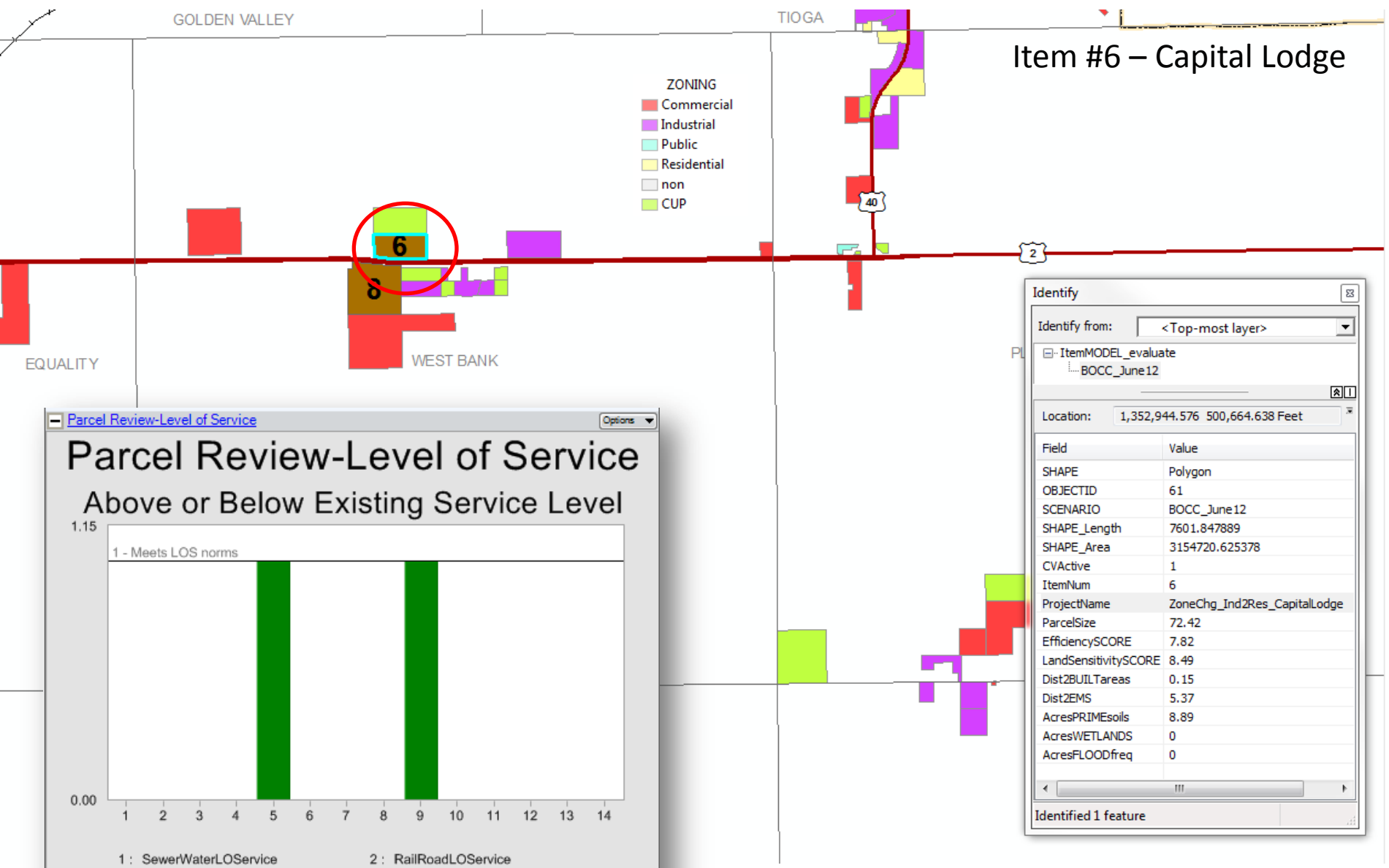
ItemMODEL_evaluate
BOCC_June12

Location: 1,335,745.832 433,642.704 Feet

| Field | Value |
|---|---|
| SHAPE | Polygon |
| OBJECTID | 60 |
| SCENARIO | BOCC_June12 |
| SHAPE_Length | 10141.891099 |
| SHAPE_Area | 6415889.719432 |
| CVActive | 1 |
| ItemNum | 5 |
| ProjectName | ZoneChg_AgtPublicWith CUP_BillSh |
| ParcelSize | 147.29 |
| EfficiencySCORE | 3.78 |
| LandSensitivitySCORE | 8.49 |
| Dist2BUILTareas | 0 |
| Dist2EMS | 9.62 |
| AcresPRIMEsoils | 2.58 |
| AcresWETLANDS | 1.38 |
| AcresFLOODfreq | 0 |

Identified 1 feature

# Item #6 – Capital Lodge




Parcel Review-Level of Service

Options

## Parcel Review-Level of Service

### Above or Below Existing Service Level




1 : SewerWaterLOService
2 : RailRoadLOService
3 : PostOfficeLOService
4 : PoliceLOService
5 : PavedRoadLOService
6 : MiddleSchoolLOService
7 : LibraryLOService
8 : HospClinicLOService
9 : HighwayLOService
10: HighSchoolsLOService
11: FireStationEMS-LOService
12: ElemSchoolLOService
13: CollegeLOService
14: AirportLOService

Identify

Identify from: <Top-most layer>

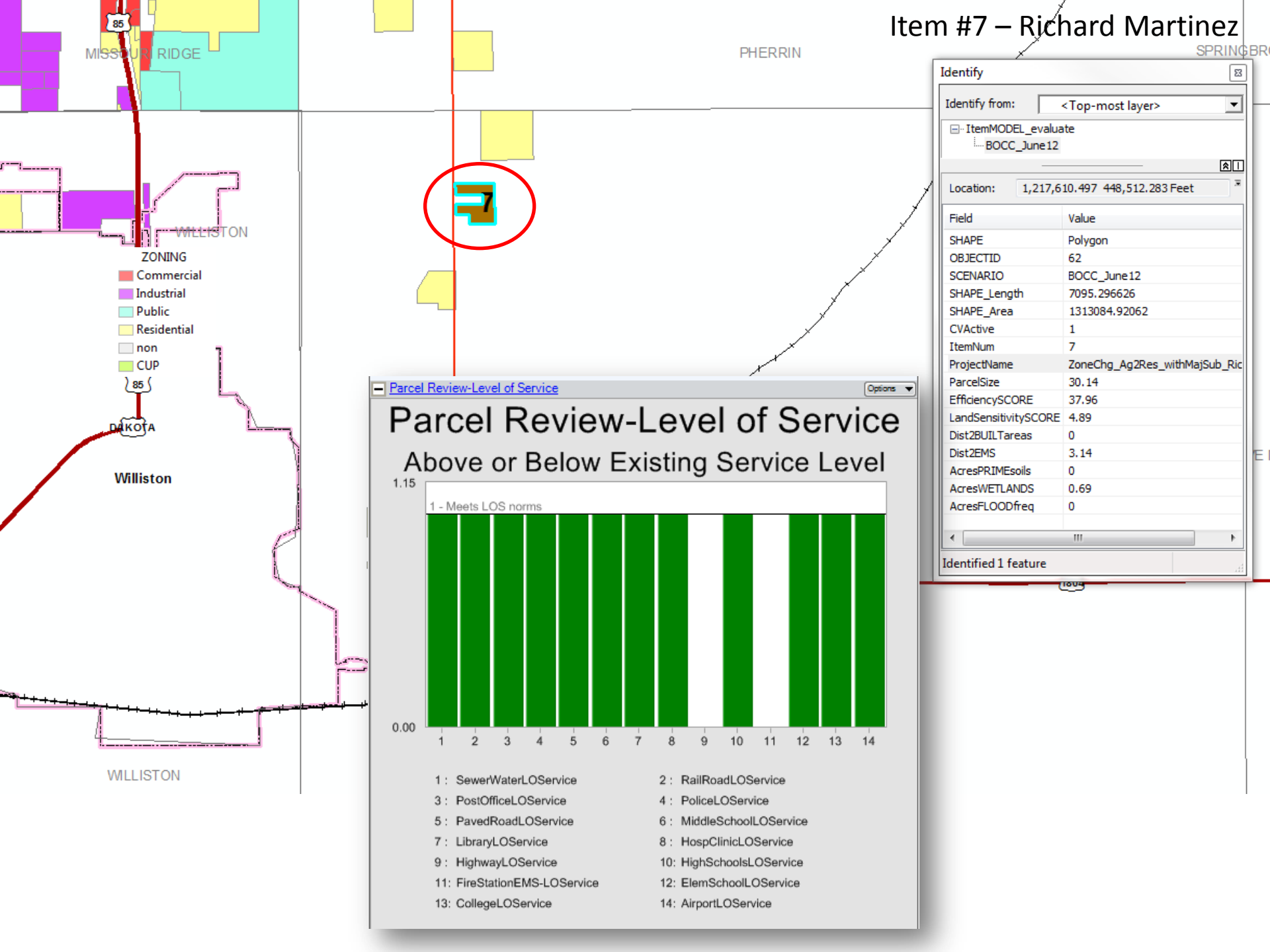
ItemMODEL_evaluate
BOCC_June12

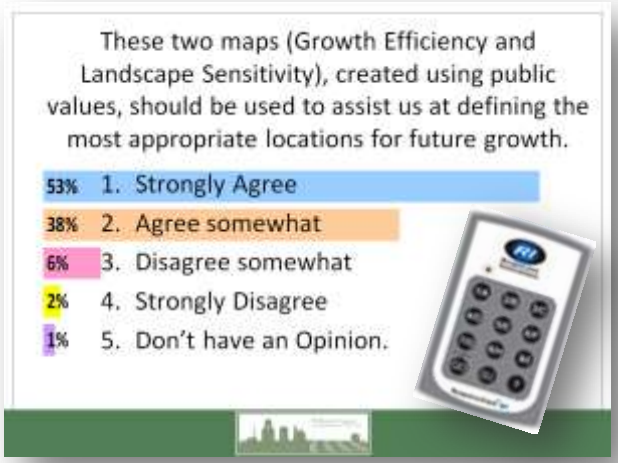
Location: 1,352,944.576 500,664.638 Feet

| Field | Value |
|---|---|
| SHAPE | Polygon |
| OBJECTID | 61 |
| SCENARIO | BOCC_June12 |
| SHAPE_Length | 7601.847889 |
| SHAPE_Area | 3154720.625378 |
| CVActive | 1 |
| ItemNum | 6 |
| ProjectName | ZoneChg_Ind2Res_CapitalLodge |
| ParcelSize | 72.42 |
| EfficiencySCORE | 7.82 |
| LandSensitivitySCORE | 8.49 |
| Dist2BUILTareas | 0.15 |
| Dist2EMS | 5.37 |
| AcresPRIMEsoils | 8.89 |
| AcresWETLANDS | 0 |
| AcresFLOODfreq | 0 |

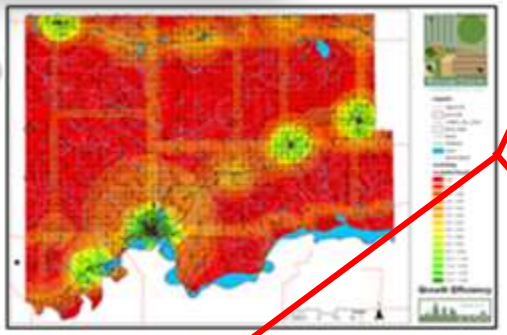
Identified 1 feature

# Item #7 – Richard Martinez

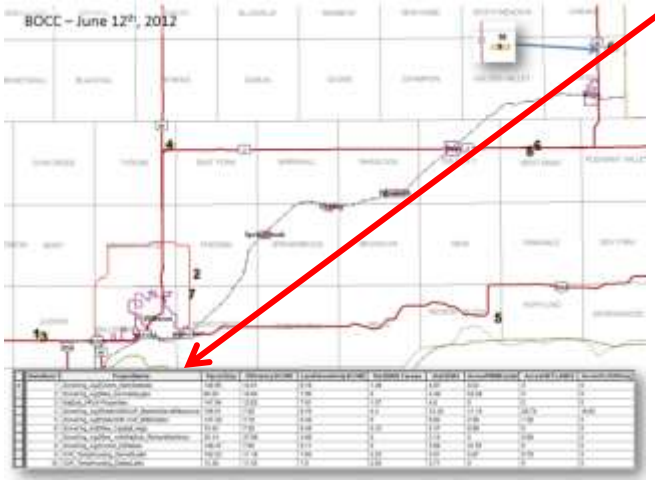




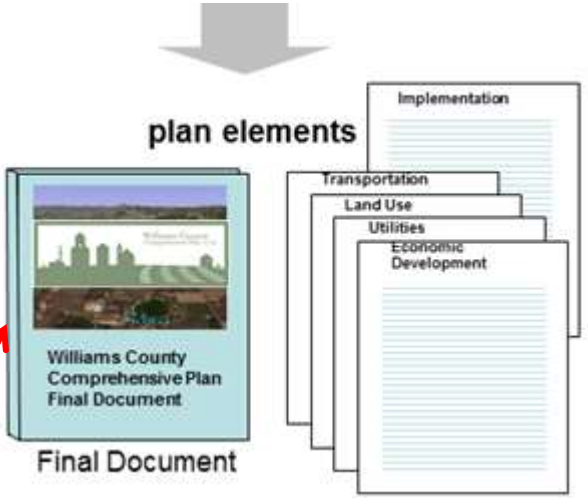

Landscape Sensitivity



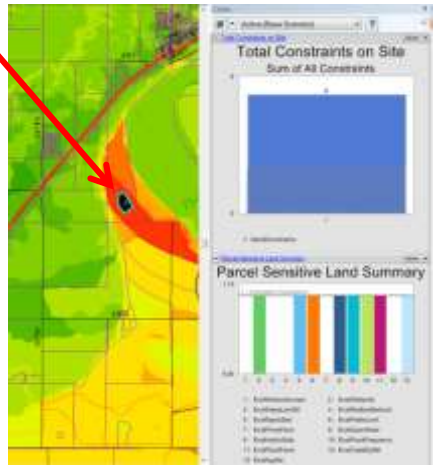
Growth Efficiency




**Decision Support information for planning commissions and County Commissioners based upon values from Comprehensive Plan! (Vision keeping)**




**Better community plans**
**Higher levels of support!**




**On the fly-parcel specific measure-ments for decision support. Linked to valid benchmarks.**