

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR A LAND USE MANAGEMENT TEXT AMENDMENT SECTIONS 4.4 ZONING AMENDMENTS, 4.5 SPECIAL USE PERMITS, 4.7 SITE PLAN REVIEWS, AND 4.8 MASTER LAND USE PLANS

September 7, 2021

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and John Rees seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

Vote: 8-0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Jon Mitchell, Elizabeth Losos, John Rees, Louie Rivers, Stephen Whitlow

Nays: none

Special Considerations:

- That the Council and developer continue to look at opportunities for additional greenspace as a community amenity and for reducing the number of parking spaces.

Reasons for Nay Votes:

- Interest in knowing why the current building heights were set as part of the original Development Agreement before approving a motion to modify the height limits.

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and James Baxter seconded a motion to recommend that the Council adopt Ordinance A with the modification that the time extension be adjusted to 18 months (instead of the proposed 36 months).

Vote: 5-3

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, and John Rees

Nays: Jon Mitchell, Louie Rivers, and Stephen Whitlow

Special Considerations:

- The change of time from 12 months to 36 months seemed excessive and believed that an 18-month extension was appropriate.

Reasons for Nay Votes:

- Interest in pursuing alternative way to address issue by including longer start and completion timelines within the approving documents; interest in respecting the proposed three years; and exploring a process that meets the needs of public projects.

Prepared by: Judy Johnson, Assistant Planning Director