



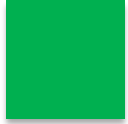



Rewriting Our Rules

A LUMO UPDATE

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**Town Council
November 20, 2024**

TONIGHT'S DISCUSSION TOPICS:

-  Equity Analysis
-  Concept Plans
-  Special Use Permits
-  Administrative Decisions

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Equity Analysis

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Equity Analysis

- Staff have continued to examine the LUMO through an equity lens.
- Most recent analysis highlights the need for more equitable procedures.
- The new LUMO can address some concerns, but others will need policy updates outside of LUMO.

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Concept Plans

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We recommend **eliminating** Concept Plan Reviews

Concept Plan Review is an unusual practice.

It is not part of a typical or traditional zoning process.

Neighboring jurisdictions do not use concept plans

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Pros and Cons of Concept Plan Review

Increased public awareness and input

Early opportunity to identify strengths and weaknesses

Temperature check for applicants

Not equity-driven

Perpetuates project-by-project decision making

Adds time and cost for applicants

Feedback is non-binding and not always consistent

Disincentivizes development

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Rethinking Concept Plan Review

Options Council could consider:

- Eliminating concept plan review
- Making concept plan review optional
- Limiting concept plans to larger projects

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Special Use Permits

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We recommend assigning all new Special Use Permits to the **Board of Adjustment**

Why the BOA?

- BOA is tasked with making quasi-judicial decisions.
- Well-versed in quasi-judicial procedures.
- Creates clear expectations for applicants, decision makers, and the public.

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Administrative Decisions

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We recommend giving **staff responsibility for:**

Subdivisions

Site plans

Alternate buffers

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**Administrative
decisions are
best suited for
staff approval**

Town Council **adopts** rules.

Staff **enforce** them.

**Administrative
decisions are
best suited for
staff approval**

- Review is not discretionary
- Approval is based solely on compliance with LUMO and other relevant standards
- Staff approval promotes equity, predictability, and transparency

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Looking Forward

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Staff and Council are partners in this effort

The draft LUMO should:

- Represent **best practices**
- Implement the **Comprehensive Plan**
- Advance **community priorities**

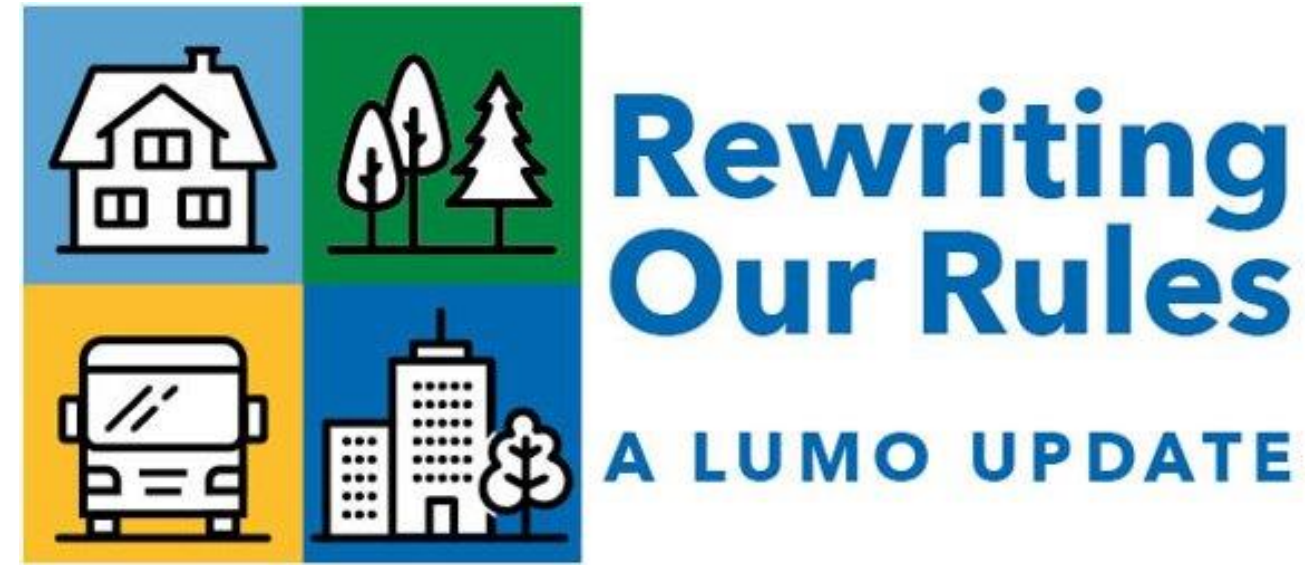
**In December,
we'll revisit
prior policy
discussions.**

Opportunity for Council members to comment on topics already discussed.

Please review the discussion summary provided in your packet.

Let us know what *you want to talk about*.

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Q & A