

**Amy Harvey**

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**From:** Roger Stancil  
**Sent:** Tuesday, June 26, 2018 7:03 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 11: Text Amendment: U1 Zoning District

**Council Question:** Are the text amendment changes mandated by state law, so that even if we didn't change our ordinance, state law would prevail?

**Staff Response:** *The LUMO text amendments are not mandated by state law, but are necessary before this proposed agreement could be approved.*

**Council Question:** Why is there no specific definition of "long range" in Section 2 of 3.5.5, subsection D? Seems like that could open us to some problems down the line.

**Staff Response:** *"Long range" would be something that the Council could determine on a case by case basis. In some cases, long range could be decades and in other cases a much shorter time period, depending on the size of the particular site and proposed development.*