

09-01-2021 Town Council Meeting Responses to Council Questions

ITEM #17: Authorize the Stormwater Management Utility Advisory Board to Review Qualifying Concept Plans

Council Question:

Is this a change the Town's stormwater staff can easily adjust to?

Staff Response:

Stormwater staff do not review concept plans and that would continue to be the case. This petition is asking that the Stormwater Management Utility Advisory Board (Board) provide its input at the Concept Plan step to the Town Council about certain proposed projects. The current process typically does not request input from the Board until the Public Hearing step.

Council Question:

Would the concept plan review proposed be mandatory or only at the request of the SMUAB?

Staff Response:

The Stormwater Management Utility Advisory Board (Board) would check concept plans that met the qualifying criteria (exceed five acres of gross land area or contain Resource Conservation District (RCD) on the project site). The Board recognizes that there will be projects that do not require input to the Town Council and the meeting notes would reflect that.

Council Question:

Can we combine the review of the concept plans by the CDC with the SMUAB review?

Staff Response:

The CDC and the Stormwater Management Utility Advisory Board do not have overlapping charges so joint meetings would not be needed. Further, not all concept plans will require the Board to provide input to the Town Council. The Board is looking at the development applications specifically to provide input on elements that may have stormwater, flooding, and/or riparian buffer impacts.

Council Question:

How does this fit in with the ongoing review and potential modification of the Concept Plan review process?

Council Question:

Where are we with the effort to revise our concept plan review process overall? If we were to

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delay this decision so that it could be considered as part of the process revision as a whole, what might the timeline look like on that?

Staff Response:

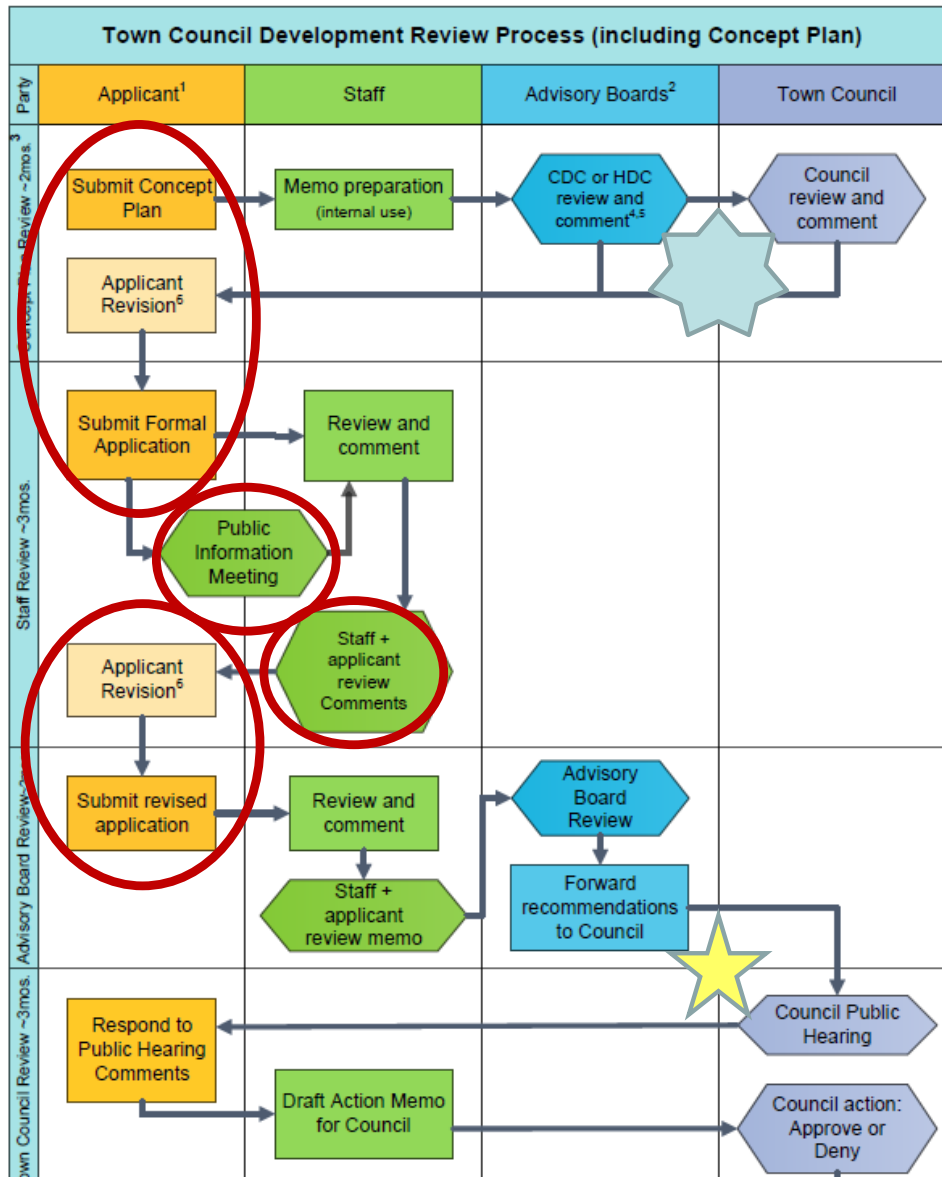
The concept plan process was reviewed in 2019-2020 and shared with Council. The concept plan review process could be considered during the LUMO rewrite as part of the overall development process. The project is tentatively scoped to take two years, starting in early 2022.

Council Question:

Has there been a cost-benefit analysis on this proposed change? In other words, do we know what the impact is on the per unit housing cost of adding additional board review to our current process?

Staff Response:

A cost-benefit analysis has not been performed. We would not expect an increase in the housing cost per unit by this modification. This is based on the attached flowchart of the existing development review process (please see "Slide 3 2021 SEPT 01 Agenda Item Stormwater Advisory Board concept plan comments.pdf"). The Concept Plan step is very early in the process; comments by the Board could be considered and incorporated by the applicant before significant expense has been incurred.



Stage where the Stormwater Management Utility Advisory Board may be asked now to provide input to the Town Council. Past instances include a recommendation by another board or a request from/response to received comments at the public hearing.

The circled orange/peach/green shapes reflect investment by the applicant before the Stormwater Management Utility Advisory Board may be asked for input (at the Council Public Hearing step). The site and utilities layouts are set and any substantive changes could result in significant costs to the applicant.



Step where the Stormwater Management Utility Advisory Board would like to provide input. Comments would be more substantive and timely, allowing the applicant to consider them before the formal application is made.