



LUMO Update

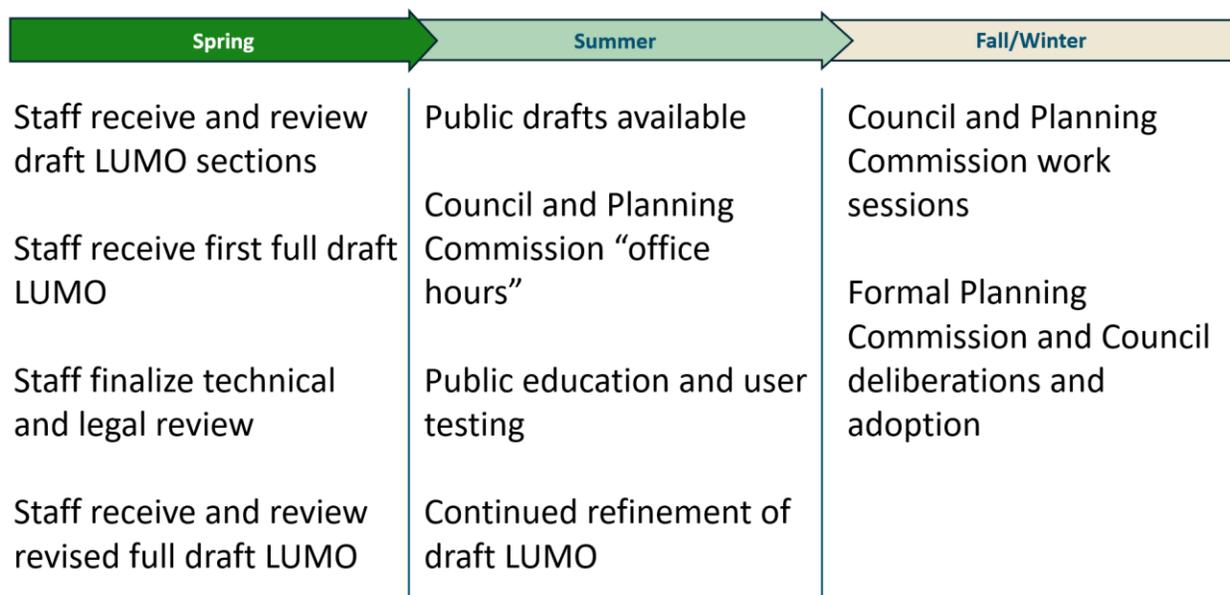
Planning Department Staff: Britany Waddell and Tas Lagoo

Meeting Date: February 11, 2026

Project Overview

This memo outlines the general timeline and approach for completing the LUMO Rewrite project. The remaining critical phases of the project include (1) drafting, (2) public review, and (3) public meetings.

As shown in the diagram below, staff expect that Council and Planning Commission will have the opportunity to begin reviewing the draft LUMO as early as this summer and begin their formal legislative process before the end of the year.



Discussion

Spring: Drafting

Over the next several months, staff will continue to work with the LUMO consultant team to finalize a draft LUMO.

A significant amount of quality control and policy-level review can be conducted on individual sections of a draft ordinance. However, the most important period for staff technical and legal review involves consideration of the document in its entirety.

Reviewing the full draft LUMO will be a major milestone for the project because it allows staff to test how the various interdependent sections of the ordinance will work in real life. Once the full draft has been reviewed and revised, it should be ready for public release.

Summer: Public Review

The release of the consolidated draft LUMO will kick off a period of orientation to the draft LUMO. The overarching goal of the summer activities is to help prepare members of the public as well as Council and Planning Commission for public meetings in the fall.

Supporting Documents:

Staff will publish supporting documents alongside the consolidated public draft to help members of the public, Town Council, Planning Commission, and other stakeholders better understand the draft. This will likely include:

- (1) A **user guide** that orients readers to the structure, logic, and function of the LUMO. The user guide will also be a long-term resource that helps to make the new LUMO more approachable and user-friendly after it is adopted.
- (2) A plain-language **summary document** that gives readers a general understanding of the contents of the new LUMO without necessarily having to read the ordinance itself. The summary document is intended to assist a broad range of readers. Familiarity with reading ordinances should not be a prerequisite for learning about the new LUMO.

Council and Planning Commission “Office Hours”:

The publication of the consolidated draft LUMO will mark the beginning of Council and Planning Commission’s review of the document – well in advance of any public meetings. To make the summertime review period as productive as possible, staff will host regularly scheduled office hours during which Council or Planning Commission members can ask questions about the draft and related materials. We want to ensure that Council and Planning Commission members have adequate support as they begin to familiarize themselves with the draft LUMO.

Public Education and User Testing:

The summer will also be an opportunity to educate the public and other key stakeholders about the draft LUMO. We expect that the public education campaign will include a mix of virtual and in-person learning sessions that each focus on unique topics related to the draft LUMO.

In addition to general public education, staff will also use the summer to engage with stakeholders that typically use or interact with LUMO on a regular basis. This sort of user testing is an important step in understanding potential deficiencies in the draft LUMO.

We expect to receive meaningful feedback about the draft LUMO through both the public learning sessions and the user testing. Tight project timelines likely will not allow for wholesale changes to the draft LUMO. Depending on the nature of the feedback received, staff will determine whether and to what extent the draft should be updated. Regardless of whether the draft is updated, any feedback received during the summer will be shared with Council and Planning Commission.

Fall/Winter: Public Meetings

The fall and winter will include a series of public meetings leading up to adoption of the new LUMO. These will begin with work sessions before transitioning to the formal legislative process.

Staff will use a limited number of work sessions to seek feedback from Council and Planning Commission (as opposed to feedback from individual members) on a variety of topics that have previously been discussed with both bodies. We will also strive to develop consensus on as much of the draft LUMO as possible.

Recent experience with the LUMO Omnibus Amendments has underscored the important role that work sessions can play in supporting the formal legislative process. Work sessions can support free-flowing debate among members and give staff critical insights into potential points of conflict that could disrupt or delay the formal legislative process.

Staff will be ready to begin the formal legislative process as soon as possible after the work sessions are completed. As with any amendments to the LUMO, the formal legislative process for the new LUMO will include a recommendation from the Planning Commission and at least two public Town Council hearings. Although Council will have the opportunity to vote on the new LUMO during their second public hearing, it will be their prerogative to hold as many meetings as necessary before adopting the new LUMO.

Previous Policy Discussions

Staff's current work on the draft LUMO is heavily informed by an intense period of council engagement between 2023 and 2025. Staff presented to and received feedback from Council during 13 regular meetings and works sessions. Those meetings are summarized in the "Discussion Summary" document included with this memo.