

01-22-2020 Town Council Meeting Responses to Council Questions

ITEM #13: Charting Our Future - Consider Amending the Project Charter

Council Question:

The materials state that the change to the scope is being considered after hearing "the community's desire" to develop visions for each focus area. Could you be more specific about the source of this request?

Staff Response:

Staff has heard from a diverse group of stakeholders that more detailed visioning is desired ahead of rewriting Land Use Management Ordinance (LUMO) regulations. These stakeholders include members of the Community Design Commission, the Planning Commission, and attendees at engagement opportunities. Community members have stated "Design such that people actually want to walk, bike from place to place" and also asked for 3D studies and careful consideration of street sections and street frontages so that we create places unique to each Focus Area.

Council Question:

All of the options presented speak about better defining land uses, zones, etc. I did not see anything that explicitly addresses the procedures by which the LUMO is implemented: which projects are reviewed by whom, would there be changes to review thresholds, would the roles of the Council, Planning Commission, staff change at all?

Staff Response:

All LUMO Rewrite options include reviewing and recommending changes to development review processes. This task is listed in the attachment entitled "LUMO Rewrite – Consultant Contract Options & Estimated Associated Costs" under option 1 and carried forward in the other options as well. Therefore, unless otherwise directed by Council, the Request for Proposal (RFP) and any resulting contract will include a close examination of the Town's development review procedures.

Council Question:

Are there any options that would give the same depth of study and community involvement of option 3, but would shorten the timeframe?

Staff Response:

In staff's experience it takes, on average, 2.5 years to completely rewrite a unified development code. Given that the base of the LUMO dates from 1981 and that a major overhaul is needed just to make the document more functional, staff does not see how the timeframe could be

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shortened while including the depth of study and community involvement described in option 3. Staff will thoughtfully plan the process for the LUMO Rewrite and will continue to look for ways to shorten the extended timeframe.