

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION PROPOSED AMENDMENTS TO SECTION 3.11 OF THE LAND USE MANAGEMENT ORDINANCE

May 21, 2019

#### INCLUSIONARY ZONING

**Recommendation:**    **Approval** ☒                      **Approval with Condition** ☐                      **Denial** ☐

Commissioner Rummel moved and Commissioner Bench seconded a motion to forward a positive recommendation to the Town Council for consideration that the Town no longer exempt the Blue Hill District from the Inclusionary Zoning ordinance.

**Vote:**                      **7-0**

**Ayes:**                      John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Neal Bench

**Nays:**                      None

#### RESOLUTION OF CONSISTENCY

**Recommendation:**    **Approval** ☒                      **Approval with Condition** ☐                      **Denial** ☐

Commissioner Ryan moved and Commissioner Everhart seconded a motion to forward a positive recommendation to the Town Council for consideration of the Resolution of Consistency for the Proposed Amendments to Section 3.11 of the Land Use Management Ordinance.

**Vote:**                      **7-0**

**Ayes:**                      John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Neal Bench

**Nays:**                      None

## **ORDINANCE A**

**Recommendation:**    **Approval** ☐                    **Approval with Condition** ☒                    **Denial** ☐

- Commissioner Ryan moved and Commissioner Webber seconded a motion to forward a positive recommendation to the Town Council for consideration of Ordinance A for the Proposed Amendments to Section 3.11 of the Land Use Management Ordinance, supporting the general ideas of the aims and strategies of the Ordinance changes, with the following recommendations:
  - The Conventional path should be congruent with the urban design goals of the district.
  - The Town should consider enhanced green space/open space requirements for the Conventional path.
  - The Planning Commission would not support increasing the Floor-Area Ratio of the Conventional path.

**Vote:**                    **6-1**

**Ayes:**                    John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart

**Nays:**                    Neal Bench

Prepared by:    Michael Sudol, Planning and Development Services Staff