

**Policy Committee
Government Center Complex
Conference Room, Building A**

July 20, 2010 - 6:00 p.m.

A. Roll Call

B. Minutes

1. March 17, 2010
2. May 12, 2010

C. Old Business

D. New Business

1. Planning Commission Annual Report and Comprehensive Plan Progress (DevtMgmtReporCardFY09(02)) (GSAs for Policy Committee) (PC Annual Report and Comprehensive Plan Annual Report)
2. Planning Commission/Board of Supervisors Zoning and Subdivision Ordinance Update (Work Session Agenda Discussion Work Session Topic List for PC)
3. Planning Commission Public Comment Session Format

E. Adjournment

POLICY COMMITTEE MEETING

March 17, 2010

6:00 p.m.

County Complex, Building A

A. Roll Call

Present

Mr. Jack Fraley, Chair
Mr. Al Woods
Mr. Reese Peck
Mr. Chris Henderson

Others Present

Mr. Allen Murphy
Ms. Tammy Rosario
Ms. Ellen Cook
Ms. Leanne Reidenbach
Mr. Brian Elmore

Other Commissioners Present

Mr. Rich Krapf
Mr. Joe Poole
Mr. Mike Maddocks

Mr. Jack Fraley called the meeting to order at 6:00 p.m.

B. Minutes – February 25, 2010

Mr. Chris Henderson moved for approval of the minutes.

In a unanimous voice vote, the minutes were approved (4-0).

C. Old Business –

a. External Communications Discussion

Mr. Fraley stated that staff had drafted language for amendments to the bylaws and a related policy statement to address guidelines for external communications with applicants.

Ms. Leanne Reidenbach stated the term ‘personal interest’ includes situations beyond those included in State Code’s definition of a conflict of interest. A personal interest would be a connection to a case that would not necessarily influence a vote.

Mr. Joe Poole stated he recused himself from voting on the Hospice House tower case due to his position on that organization’s board.

Mr. Peck stated the term ‘personal interest’ was too ill-defined to be included in the communications guidelines.

Mr. Henderson stated that ‘personal interest’ comes down to whether a Commissioner feels they can judge a case solely on its merits.

Ms. Reidenbach stated that conflicts of interest and how to handle their disclosure were already addressed in the bylaws so staff would be supportive of removing the phrase “such disclosure shall include whether the matter is a conflict of interest or of a personal interest for the Commissioner.”

Mr. Woods stated that a fiduciary responsibility to an applicant represents a conflict of interest. While the Commissioner in question may be impartial, the Commissioner cannot take on the appearance of partiality.

Mr. Henderson stated that a financial interest of \$10,000 or more represents a statutory conflict of interest and precludes the Commissioner from voting.

Mr. Poole stated that full meeting disclosure should be made to assure the public's trust.

Mr. Fraley stated that external communications was not the only behavioral issue listed in the bylaws. He stated that including language about external communications in the bylaws gives them an additional weight, while including a policy statement would allow for greater elaboration and easier changes in the actual guidelines themselves.

Mr. Woods stated that the wording "applicants shall include" should be replaced with "applicants are defined as."

Ms. Reidenbach stated the County Attorney's office reviewed and approved the proposed bylaws and policy. She stated that applicants were defined in the policy statements as "individuals directly participating in the preparation or having a material financial stake in the application that is the subject of the meeting" and not just the individual that signed the application. She also said she was agreeable to Mr. Woods' proposed change.

Ms. Sarah Kadec stated she was happy with the Commissioners' willingness to meet with her group, the James City County Concerned Citizens (J4Cs).

Mr. Henderson moved for approval of the policy and bylaw amendment regarding outside communications with applicants, as amended.

In a unanimous voice vote, the bylaw and policy language was approved (4-0).

Mr. Henderson asked whether disclosure had to occur at the public hearing or if an e-mail summary after the meeting would be sufficient.

Mr. Fraley stated that disclosure at a public hearing was now included in the guidelines but sending an e-mail would be at the Commissioner's discretion. He stated he intends to continue e-mailing meeting summaries to other Commissioners and staff.

Mr. Allen Murphy stated that e-mailed meeting summaries help facilitate communication between Commissioners and the staff working on a case.

Mr. Peck stated that meeting summaries should be e-mailed, but disclosure at the public hearing serves as a failsafe.

Mr. Henderson stated that disclosure at public hearing risked Commissioners' forgetting meetings, especially when cases were deferred for lengthy periods.

D. New Business – Zoning Ordinance Methodology

Mr. Murphy stated Commissioners were given materials and options for the update process. The Board preferred Option B as a budgetary guideline. Staff has responded to Commissioner feedback on Option B, particularly regarding community input and communication. Moving updates through the Policy Committee will extend the update process by about two months. Staff proposes an overall set of goals for the updates. The final scope of update work is based on projected staff and funding resources and policy guidance from the Committee and Commission. Staff recommends the Commission identify about five priority items to begin the process.

Ms. Rosario stated that there would be a number of different ways in which this process would engage the community. The focus would be on offering broad opportunities for participation and on making information on the process easily available. She stated all public meetings would allow public comment. Staff would use a combination of newsletter, JCC48 television, and internet to make citizens aware of the zoning update process and its associated materials.

Mr. Fraley stated he wanted citizen groups to be able to give scheduled presentations and submit ongoing comments during the process.

Ms. Rosario stated that while comments can be made at any time, the Communications department only has the resources to televise a few meetings.

Mr. Henderson stated the Commission should communicate its priorities to the community. He stated the Commission should finish its first round of zoning updates for Board approval prior to 2011 elections.

Mr. Krapf stated the substantial work done by the Rural Lands Steering Committee was shelved after a Board election changed priorities.

Mr. Poole stated that any self-imposed deadline could eliminate additional public input.

Mr. Murphy stated that staff recommends the Commission stick to five or six priorities it can finish them before the end of 2011, while getting the expected community input.

Ms. Cook stated the zoning update budget would be around \$116,000.

Mr. Fraley stated that cumulative impact modeling would consume \$30,000-\$40,000 of the budget, as the most expensive item. The modeling could be cut to finance other priorities. Another expensive item would be rural lands land use updates.

Ms. Rosario stated the Committee should seek input from both the Commission and Board before pursuing rural lands zoning updates.

Mr. Murphy stated that staff could adapt its Mixed Use research methods to the Economic Opportunity Designation if need be. He stated there would be a single pool for paying consultants.

Mr. Fraley stated he wanted to engage the wireless carriers in the upcoming wireless ordinance updates. He stated their expertise could be used instead of staff or consultant research. The wireless ordinance needs to be adapted to new technologies.

Mr. Henderson stated the Committee should determine the long-term vision for the community as a goal before starting the update process.

Mr. Murphy stated that as the zoning updates are completed, the County will begin to arrive at a picture of a desired future community.

Mr. Fraley stated he would like to look to the community to find citizens willing to research a sustainable County maximum population. He stated many localities have their own sustainability ordinances.

Mr. Poole stated that, due to the community's changing values and attitudes over time, it would be very difficult to estimate a future population.

Mr. Maddocks stated the Commission should focus on the priorities brought forward by staff.

Mr. Murphy stated that staff recommended commercial usage as the first rural lands zoning update undertaken.

Mr. Fraley stated the Commission should offer its own priorities until redirected by the Board.

Mr. Peck stated the upcoming State urban development zoning could have a major impact on the County's rural lands policies.

Mr. Fraley stated it was a priority that the Board provides guidance for rural lands zoning updates.

Ms. Cook stated that out of the listed priorities, the Rural Lands Committee had already made policy recommendations, which had not yet been approved.

Mr. Peck stated that after the recommendations of the Comprehensive Plan and the Business Climate Task Force, the zoning update should be front-loaded with deliverable and manageable goals.

Mr. Murphy stated that staff would be studying the Virginia urban development zoning law to implement it in a way least harmful to the Comprehensive Plan.

Mr. Peck stated that successful implementation of Transfer of Development Rights would determine whether people would accept clustered and lower densities in the rural lands.

Ms. Cook stated that for the cumulative impact study, staff had discussed a consultant-driven database under update Options A and B. She stated all research projects would start during the first phase of the update.

Mr. Fraley stated his top five priorities were commercial updates, economic opportunity, development standards, the cumulative impact study, and sustainability.

Mr. Henderson stated his top priorities were reviews of the business ordinances, along with development standard updates. He stated his top five priorities also included economic opportunity designations, the cumulative impact study, and sustainability.

Mr. Maddocks stated his top five priorities were commercial updates, economic opportunity, development standards, the cumulative impact study, and sustainability.

Mr. Poole stated his top five priorities were the same as Mr. Henderson and Mr. Maddocks, although his top choice would be the cumulative impact study.

Mr. Woods stated he agreed with the cumulative impact modeling as top priority. He stated he agreed with the other four recommended options.

Mr. Krapf stated he agreed to the same top five priorities, with cumulative impact study as his top issue.

Mr. Peck stated that the Commission can make priorities after submitting the top five recommendations to the Board. He stated the Commission will also seek board guidance on rural lands zoning updates.

Mr. Fraley stated that many of the zoning update issues recommendations in the J4Cs letter to the Commission had been addressed.

Ms. Kadec stated that the J4C's would like to see wireless communications facilities ordinance updates as a priority project.

E. Adjournment

Mr. Woods moved to adjourn.

The meeting was adjourned at 8:45pm.

Jack Fraley, Chair of the Policy Committee

POLICY COMMITTEE MEETING
May 12, 2010
6:00 p.m.
County Complex, Building A

1) Roll Call

Present

Mr. Jack Fraley, Chair
Mr. Reese Peck
Mr. Chris Henderson

Absent

Mr. Al Woods

Other Commissioners Present

Mr. Joe Poole
Mr. Mike Maddocks

Others Present

Mr. Allen Murphy
Mr. Chris Johnson
Ms. Melissa Brown
Ms. Jennifer VanDyke

Mr. Jack Fraley called the meeting to order at 6:00 p.m.

2) Minutes – March 17, 2010

The minutes for the March 17, 2010 meeting were deferred since they were not delivered in the packet of materials.

3) Old Business –

None.

4) New Business –

A. ZO-0001-2010 Pedestrian Wayside Signage

Ms. Melissa Brown presented the proposed changes to the Ordinance regarding signage.

Ms. Brown stated blade signs permitted in Mixed-Use districts will no longer count against the total allowable building face signage for a particular unit. Instead, each unit is permitted one, twelve square foot blade sign and additional signage in accordance with current building face sign limits of one square foot of signage per linear foot of store frontage up to 60 square feet.

Ms. Brown stated pedestrian-scale directional sign area would be increased from 16 square feet to 24 square feet to better accommodate maps and way-finding information on the sign board.

Mr. Chris Henderson asked if there will be a limit to the number of directional signs in a given development.

Ms. Brown stated no. This is not an anticipated problem.

Mr. Fraley stated that he would like the DRB to be notified that this is a concern.

Mr. Henderson stated that there should be chosen locations. It would not be appropriate to have the signs in residential areas.

Mr. Fraley stated he is not comfortable with granting permission to all areas designated Mixed Use.

Mr. Allen Murphy stated that this would only be granted to those Mixed Use developments with a DRB.

Mr. Fraley asked if this would pertain to Prime Outlets.

Ms. Brown stated no; Prime Outlets is zoned B-1.

Ms. Brown stated sandwich board signs displaying daily specials will now be permitted in Mixed Use districts and other areas that are included in binding area studies with design guidelines approved by the Board of Supervisors (BOS). There are limitations on the size and location of such signs and all sign material must be removed each day at close of business.

Mr. Fraley asked if each business in this designated area could potentially put a sandwich board sign up.

Ms. Brown stated yes.

Mr. Henderson recommended granting another governing body the ability to regulate the number of signs permitted.

Ms. Brown stated an exception clause is proposed to provide one additional building face sign per unit when the applicant can prove that due to location, topography, separation of grade or the location of driveways in relation to the location of businesses and traffic flow patterns, a hardship is imposed on the business. The business must be located within a Mixed-Use district.

Mr. Fraley asked who would determine the hardship.

Ms. Brown stated that it would be up to the Zoning Administrator and, can be appealed to the Board of Zoning Appeals (BZA).

Mr. Fraley asked what brought on this initiative.

Ms. Brown stated that staff had been working with some business owners in New Town that had expressed a need for certain allowances. County Administration asked that we address outstanding issues.

Mr. Henderson asked if the signs would be illuminated.

Ms. Brown stated that the signs could be illuminated on the exterior.

Mr. Henderson stated that having internal illumination may be advantageous. It may eliminate some maintenance issues.

Mr. Murphy stated that staff could look into this.

Mr. Henderson stated that he is concerned about too many sandwich board signs.

Ms. Brown stated the language reads that signs cannot impede pedestrian traffic. Also, the sign shall not exceed twelve feet in area.

Mr. Mike Maddocks asked if all signs would be reviewed by the DRB.

Ms. Brown stated yes. All proposed signage is seen by the DRB and staff.

Mr. Joe Poole stated that he too does not want to see a proliferation of signs. He stated that his greater concern is with temporary signs.

Mr. Reese Peck concurred.

Mr. Henderson stated that he would like to see some uniformity with the signs.

Ms. Brown stated that the Ordinance would not restrict color or style, though the DRB likely would.

Mr. Murphy stated that it is up to the DRB's discretion.

Mr. Fraley asked Ms. Brown to relay the concerns of the Policy Committee to the DRB.

Ms. Brown stated that she would.

Mr. Chris Johnson presented the recommendations made by the Subdivision and Site Plan Review Improvement Team (SSPRIT).

Mr. Fraley stated that those items related to amending the purview of the Development Review Committee (DRC) should be discussed by the entire Planning Commission.

Mr. Maddocks stated that within the business community there may be a perception of the County as being difficult to work with.

Mr. Fraley stated views offered by the Business Climate Task Force (BCTF) is representative of only one perspective.

Mr. Fraley stated that he did not see a bottleneck of cases occurring with the DRC.

Mr. Fraley stated that his exposure to the process has led him to believe that the applicant must share partial responsibility with regards to plans not progressing in a timely fashion.

Mr. Henderson stated the most time exhaustive cases are the commercial Special Use Permits (SUP). Is it the smaller "mom and pop" businesses that have problems going through the review process due to lack of experience?

Mr. Johnson stated that lack of familiarity with the County's Ordinance is not the only problem.

Mr. Henderson asked if staff had researched key problems.

Mr. Johnson stated that staff spent time researching development plans that required a greater number of resubmittals, though it was difficult to identify a common theme for delays in the review and approval process.

Mr. Peck stated that overall the proposed changes seem to make sense.

Mr. Henderson asked for an explanation regarding the proposed changes in the review times.

Mr. Johnson stated the new time requirements are consistent with the length of time needed for each review.

Mr. Peck asked staff to review those changes that impact requirements triggering DRC review.

Mr. Henderson discussed the authority granted to the DRC by the Ordinance.

Mr. Peck stated that staff should spent greater time researching the problems that need to be addressed.

Mr. Peck questioned the role the DRC plays with respect to administrative reviews.

Mr. Fraley stated that the language in the Ordinance may be interpreted in different ways. He gave one example: “must fit in the surrounding area”.

Mr. Peck stated if the proposed measures improve the perception of the County’s review process than it would be a significant achievement.

Mr. Fraley stated that he is uncertain of the proposed amendments making any real improvement. Mr. Fraley stated it may be advantageous to eliminate DRC review of sidewalk waivers. This could be done administratively.

Mr. Peck suggested organizing a subcommittee to review staff’s proposed changes.

Mr. Maddocks stated that the proposed changes seem promising.

Mr. Murphy stated that the proposed changes are a narrow approach. Broader changes will be evaluated and made during the Ordinance revision process.

Mr. Poole stated he does not feel comfortable changing the building size threshold from 30,000 to 50,000 square feet.

Mr. Peck suggested Mr. Fraley and Mr. Rich Krapf review the proposed changes and return with suggested modifications.

5) Adjournment

Mr. Henderson moved to adjourn.

The meeting was adjourned at 9:15pm.

Jack Fraley, Chair of the Policy Committee

PC ANNUAL REPORT AND COMPREHENSIVE PLAN IMPLEMENTATION REPORT

For Policy Committee Consideration

July 15, 2010

Annual Report

Style Changes:

- Less narrative ➤ More graphics, lists, charts
- Add context for year with supporting statistics: population estimates and other demographic data, housing unit counts, school population, development statistics, etc.
- Shorten overall content

Current Sections	New Sections or Proposed Changes
Message	
Introduction	Combine Message/Intro
PC Member Bios	Convert to table of PC Members and Info (Picture)
Staff Intro and Info	Convert to table of Staff Members and Info (Few Pictures)
Summary of Staff and PC Activities (DRC, Policy, CIP)	Keep only highlights (top cases, final recommendations). Reference website or report.
2009 Comprehensive Plan Summary	Zoning Ordinance Update Summary
Other Major Projects and Initiatives	Convert to table form
Major Cases (Rezoning, SUPs, Site Plans, Subdivisions)	Consider adding maps

Other Example: Development Management Report Card

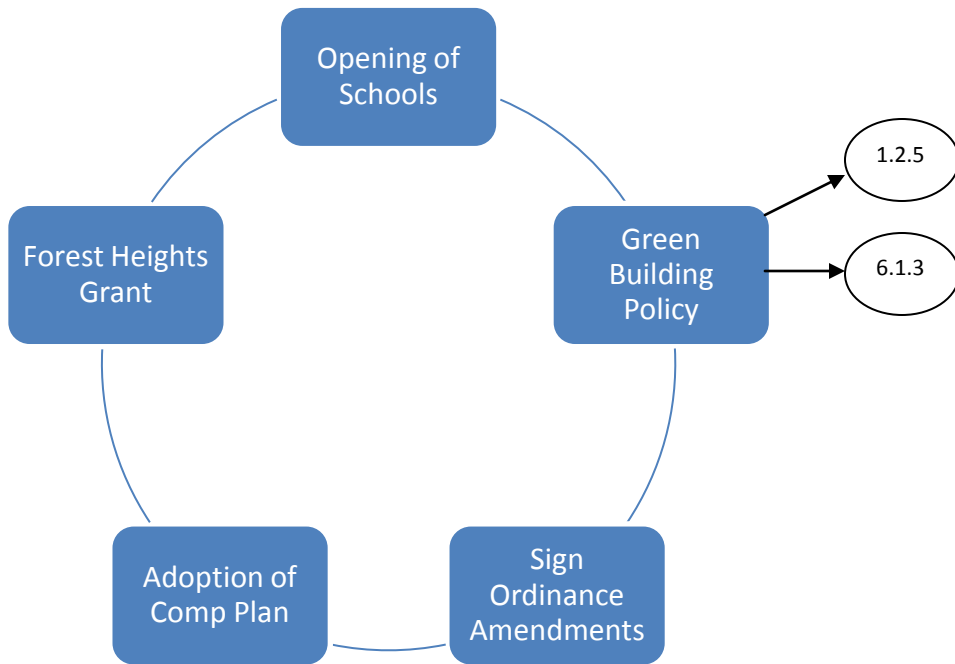
Comprehensive Plan Implementation Report

Progress to Date:

- Guidance from County Administration – progress focused, use info prepared at budget time
- Staff is developing a website that will allow the public to actively sort through the approved Goals, Strategies, and Actions by filtering different columns. This will allow the public to view only the G,S,As (or priorities, sections, etc.) that they are particularly interested in
- Staff has linked all GSAs to SMP items for labeling on BOS reports

Proposed Report Format:

- Responsible Divisions/Departments will provide regular updates on progress
- Spreadsheet or table format
- Executive summary could focus on Top 10 activities and GSAs they accomplished (see possible illustration)



Other Example: Spreadsheet from FMS

**GOALS STRATEGIES AND ACTIONS - 2009 ADOPTED COMPREHENSIVE PLAN
TIME FRAME IDENTIFIED AS ON-GOING OR IN THE NEXT FIVE YEARS**

7/9/10 PLANNING

# Priority	Goals, Strategies and Actions for Population Needs	Stakehold	Update
	Goal: Provide the means for all citizens, especially youth and seniors, have safe, affordable and convenient access to programs, services and activities.		
5 M	1.1.3.2 Interconnect and create pedestrian and bikeway networks that serve destinations by using the Bikeway, Sidewalk, and Greenway Plans as guides.	Business	Currently - Mainland Farm trail extension James River Elem "walk to school" improvements FY2013 - CIP - Freedom Park Trail
6	1.2 Provide recreational activities and locations geared toward specific interests and ages of youth, adults, and seniors.	County	Ongoing
7 H	1.2.1 Ensure that children and youth have adequate and safe facilities where they may participate in programs and services, including child care and where appropriate, home-based child care businesses.	County, Business, and Non-profit	Ongoing
8 M	1.1.2 Collaborate with Child Development Resources to promote the importance of quality preschool service and affordable daycare as referenced in its plan "Virginia's Plan for Smart Beginnings."	Neighborhood Non-profit	Conversion of Lafayette HS Technical building to CDR day care facility is now underway
10 H	1.2.4 Encourage and promote additional safe and licensed child care businesses, including home-based child care, near adequate and accessible transportation routes.	Business	Ongoing - continuing B/A school as licensed

REPORT CARD

Year Ending June 2009

devman@james-city.va.us



www.jccgov.com

OVERVIEW *from Steven W. Hicks, Development Manager*

DEVELOPMENT MANAGEMENT assists in the creation and achievement of the community vision. We do this by managing related development activities while being responsive to customer needs. Our core service is to coordinate development in a way that will allow future generations to live in a great community.

This year we asked our customers who use our services to grade us on delivery of those services. Establishing an annual "Report Card" helps us measure our performance; allows us to focus on our goals, objectives and strategies; and, most of all, be responsive to our customers. The chart below illustrates how we were graded, and the second page highlights some of our accomplishments. These accomplishments are the result of a high delivery of services from the Divisions of *Code Compliance, Environmental and Planning and Zoning.*

Code Compliance is responsible for reviewing and issuing building permits and for conducting required building inspections. In FY09 we met the challenge of fewer employees, and at the same time, issued 6,453 permits; conducted 27,122 inspections; and assured fire/life safety, electrical safety, structural integrity, energy efficiency, accessibility for the disabled, and sanitary conditions were met.

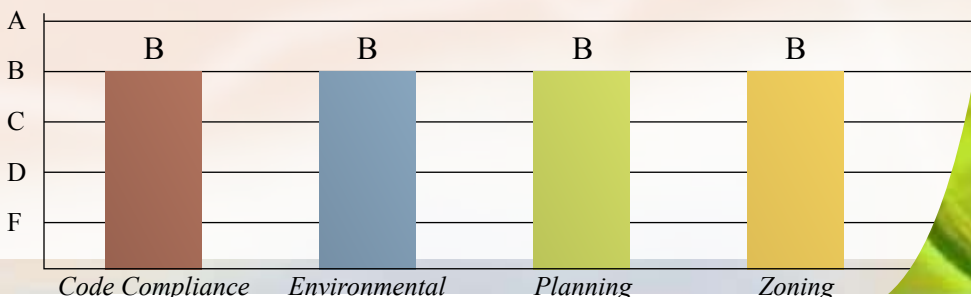
Environmental's focus is to preserve the County's natural resources by applying established environmental-related ordinances and programs. This is accomplished through development review, compliance monitoring, watershed planning, applying our stormwater management criteria, and civic engagement. In addition to the highlights on the next page, the Division participated in ongoing activities for the Comprehensive Plan, the "Shaping our Shores" initiative, and the Environmental Efficiency Study.

Planning had a successful year. It facilitated the Community Participation Team public outreach effort, drafted the Comprehensive Plan (containing approximately 500 Goals, Strategies, and Actions), supported 36 public meetings with the 11-member Steering Committee in order to review and revise the draft, and forwarded the draft plan to the Planning Commission for consideration. Planning staff continues to support the process toward adoption of the Comprehensive Plan.

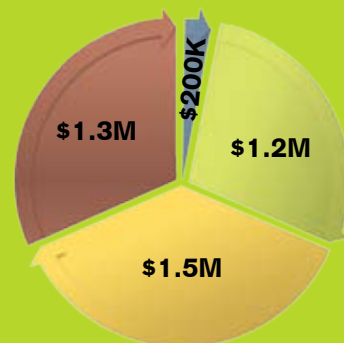
Zoning resolved two large dump site violations, responded to over 800 requests for information and site inspections, and processed a steady flow of permits for new construction, signs, and septic systems. This was accomplished with the assistance of Code Compliance inspectors through a shared resources arrangement, which will continue through FY10 due to budget constraints.

FY09 was a successful year despite one of the most challenging economic climates the development community has ever experienced. As a result, we revisited our core service functions, established measurable goals, eliminated some positions, developed professional services contracts to supplement our workforce, and created opportunities for our employees that focused on our core services through educational programs and on-the-job training. The key to our success is to meet the expectations of our customers. We look forward to working with you in FY10.

Grades



FY09 Development Management Total Budget – \$4.2M



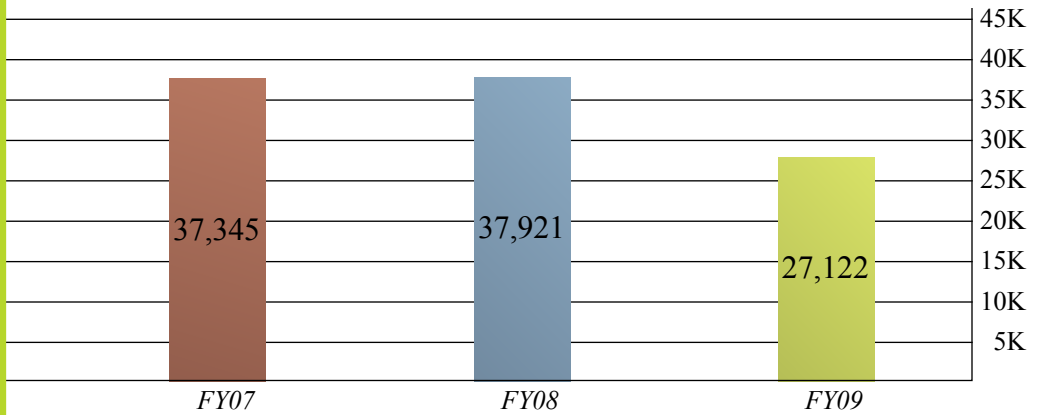
- Code Compliance
- Development Management
- Environmental
- Planning and Zoning

FY09 Development Cases

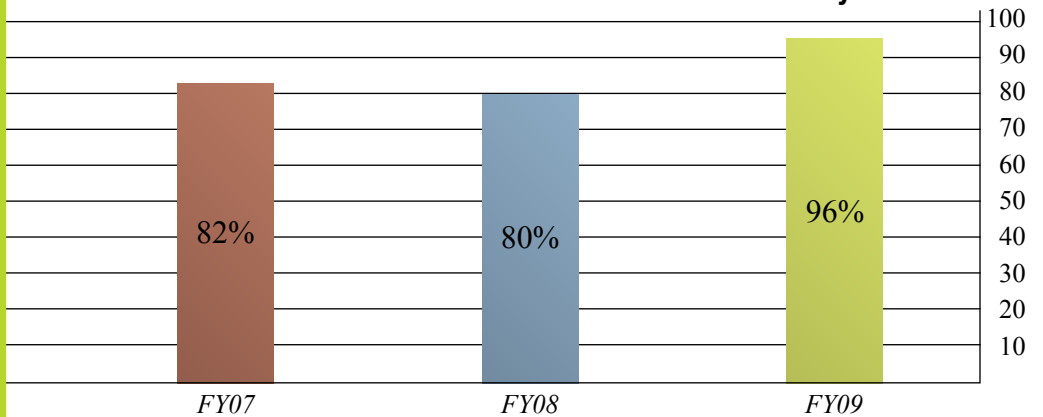
- Williamsburg Landing Expansion (approved)
- Candle Factory Mixed Use (indefinitely deferred)
- Governor's Grove Section 3 (PC hearing scheduled)
- Freedom Park Waterline Extension (approved)
- Walgreens at Norge (withdrawn)
- Burlington Woods SUP Renewal (approved)
- Stuckey's Redevelopment (approved)
- CVS at Norge (approved)
- St. Olaf's Catholic Church Expansion (approved)
- Williamsburg Place Expansion (approved)

HOW WE MEASURED UP

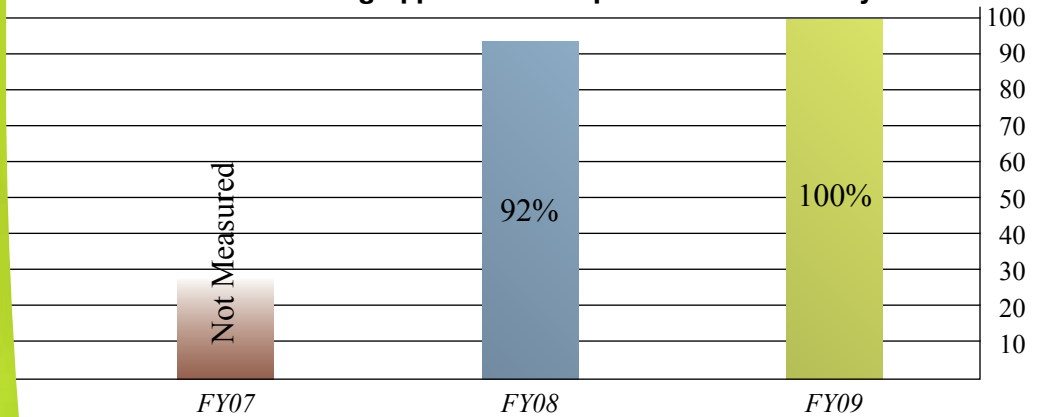
of Inspections Performed



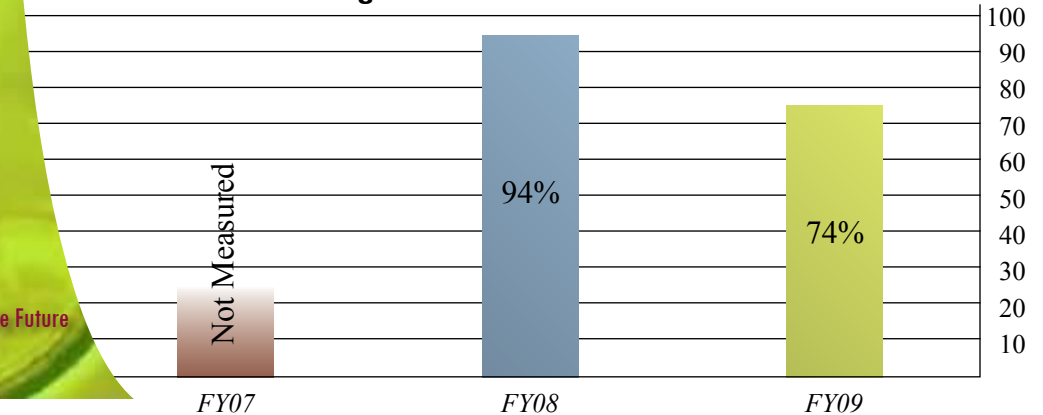
% of Environmental Plans Reviewed within 30 Days



% of Planning Applications Responded Within 30 Days



% of Zoning Violations Resolved Within Six Months



FY09 Highlights

Code Compliance

- Expanded webpage (www.jccEgov.com/codes/inspection-updates.php).
- Issued 6,974 building permits.
- Established one-stop shop for processing residential projects.
- Completed 1,526 plan reviews
- Issued 6,453 permits.
- Partnered with development community to streamline the plan review process.
- Expanded electronic plan review services.
- Established new elevator inspection services.

Environmental

- Completed 429 plan reviews.
- Performed 3,918 inspections.
- Processed 125 administrative Chesapeake Bay Exceptions.
- Presented 34 cases to Wetlands and Chesapeake Bay Boards.
- Applied Special Stormwater Criteria to 14 projects in Powhatan and Yarmouth watersheds.

Planning

- Expanded content at www.jccplans.org to maximize citizen access and input to the Comp Plan process.
- Reviewed over 330 development proposals.
- Responded to more than 11,000 information requests.
- Participated in the 2034 Regional Transportation Plan, Historic Triangle Corridor enhancements, and Traffic Impact Analysis parameters.

Zoning

- Issued approximately 150 sign permits.
- Reviewed approximately 550 residential site plans.
- Pursued two court actions.
- Responded to over 800 zoning inquiries.



AUGUST 10, 2010 WORK SESSION TOPICS LIST

For Policy Committee Consideration

Overall Goals

1. Confirmation of initial direction of staff and consultants
2. Additional thoughts on topics, particularly on priority items (highlighted)
3. Responses to other questions as noted
4. Any follow-up desired?

Topics, Subtopics, and Questions

1. Green Practices
 - a. **Sustainability Audit** – consultant update
 - b. Green Building Roundtable recommendations for July 27 BOS - staff follow-up
2. Wireless Communications Ordinance and Performance Standards Policy
 - a. Consultant scope of work – accommodate new technologies, allow additional by-right options for hidden antennas, explore potential coverage criterion
3. Residential
 - a. Tools to increase provision of affordable housing (density incentives, inclusionary zoning)
 - b. Better Site Design recommendations relative to cluster overlay district
 - c. Infill and redevelopment
 - d. Form-based code considerations
 - e. QUESTION
 - i. Are the PC and BOS still comfortable exploring the full range of options (voluntary and mandatory) for the provision of affordable housing?
4. Rural Lands
 - a. Non-residential – including work of EDA’s Rural Economic Development Committee
 - b. Residential – including work of past Rural Lands Study
 - c. TDR feasibility study update – consultant RFP scope of work to include market analysis of conditions, public input component, peer review on state and national level, how TDR program might function under different scenarios, review of ordinance changes
 - d. QUESTION
 - i. Do the PC/BOS have interest in having a work session in September to discuss the status of the Rural Lands Study, TDRs, and next steps?
5. Multiple Use Districts
 - a. **EO district**
 - b. MU district – focus on neo-traditional components
 - c. Form-based code considerations
6. **Commercial Districts**
 - a. Commercial SUPs
 - b. Predictability and flexibility measures, while maintaining quality of development
 - c. QUESTION
 - i. What are the priority items within the commercial/business districts?
7. **Development Standards**
 - a. Generally – signs, inoperable vehicles, outdoor operations and storage, airport overlay, timbering, floodplain overlay, sound walls
 - b. Landscaping – parking lots, optional specimen tree policy, streetscape policy, buffers
 - c. Lighting – consideration of dark sky recommendations

- d. Parking requirements and lot design
 - e. Sidewalks, bike lanes, and multi-use path requirements – tiered requirements, alternatives to construction
 - f. QUESTION
 - i. What are priority items within Development Standards?
8. Procedural Descriptions
- a. **Cumulative Impact Database Set-up** – consultant RFP items, project goals and challenges
 - b. Traffic impact studies
 - c. Environmental inventories
 - d. Fiscal impact studies – consultant update
 - e. Descriptions and definitions
 - f. Graphics
9. Subdivision Ordinance
- a. Coordination with ZO update
 - b. Review of family subdivisions
 - c. State legislation regarding alternative onsite sewage systems

General Questions

1. What's working well that the PC and BOS would like to see replicated? Specific examples
2. What makes us distinctive?
3. What tools would help the PC and BOS in its review of cases?
4. Do the PC and BOS favor accommodations for vertical development?