Planning Commission and Board of Supervisors
Feedback Summary: Phase 2 Draft Goals and Objectives, Development Areas Land Use

Planning Commission Work Session
February 13, 2024

Purpose: Provide feedback on Goals and Objectives for the Development Areas (LUT) and Community Facilities.

Materials: Staff report with topic reports (narrative/context, data/trends) with draft Goals and Objectives for Development Areas and Community Facilities and summaries of community input.

Questions asked:

- Are the draft Goals aligned with the Guiding Principles?
- What is missing from the draft Goals and Objectives?

Summary of feedback:

- Development Areas
    - Consider having an objective specific to infill and redevelopment. Need to encourage reuse of underutilized spaces.
    - Consider incentives for structured parking, such as tax increment financing (TIF).
    - Review building height and form recommendations. Building up instead of out could preserve more natural areas/green space and better achieve recommended densities.
    - Consider applying the Missing Middle and Urban Residential land use designations in more locations; Neighborhood Residential is not efficient use of limited Development Areas land.
    - Consider adopting parking maximums in the Zoning Ordinance update; too much land is taken up by parking lots.
    - Need a more coordinated approach for parks and trails, not just disconnected and private playgrounds/open spaces. Need more public investment for public parks, which could include the County purchasing land for parks.
    - Use greenways as part of the Multimodal Plan for connecting destinations

Board of Supervisors Work Session
March 20, 2024

Purpose: Provide feedback on Goals and Objectives for Development Areas LUT and Rural Area LUT.

Materials: Staff report with topic reports (narrative/context, data/trends) with draft Goals and Objectives for Development Areas LUT and Rural Area LUT.

Questions asked:

- [on slide with summary of PC feedback] - does the Board affirm the PC's feedback? Are there any recommended changes?
- What is missing from the draft Goals and Objectives?

Summary of feedback:

- Development Areas
    - Mixed support for Gross Density – 2 supervisors in support, 2 supervisors concerned about concept, and 1 abstained comment (and 1 absent); want more time to consider.
    - Parks need proactive planning and should be incorporated into CIP. Different users should be accommodated, such as teens.
    - Support for building height increases – to be determined by location and market forces (considering higher construction costs of materials).
    - General support for multimodal improvements – project funding is major consideration. Transit and pedestrian routes need to be integrated
    - Support for considering parking maximums and incentives for structured parking.
    - Infrastructure should be provided after development occurs, not before.
    - Tree replacement should be emphasis over tree canopy preservation. Site development typically requires tree removal. How to balance tree coverage in DAs with cost of development/higher density.