

Alex Norton

From: Armond Acri <anacri_wy@msn.com>
Sent: Thursday, June 19, 2014 7:27 PM
To: Alex Norton
Cc: Tyler Sinclair
Subject: Comments on LDRs
Attachments: Save Historic Jackson Hole Comments on Draft LDRs.docx

Alex, I found it really difficult to make any comments on the draft LDRs for two reasons. The first is that I do not believe the elected officials really care what the public thinks. They just want to go through the motions of taking public comment because it is required. Many people share that opinion and it is a major reason why public participation is very low at this point. The second is that even with the table of changes it is very difficult to see what are the actual changes that have been made. Once I note a change in the table, I have to open the appropriate draft LDR for the Town or County and compare it to the current LDRs for Town or County. That means working between 4 different documents. Given that I do not think the electeds really care about public comment, I am reluctant to put a lot of time into reading administrative sections. I will save my time for when they change the actual zoning.

Armond

Save Historic Jackson Hole Comments on Draft LDRs

June 20, 2014

General Comments

Format: Two column “magazine style” format is very tedious to read on any but the largest computer screen. You have to read down one column then scroll back up the page to get to the top of the second column. If the goal is to make the document computer friendly so people go “paperless” the format should change.

Language: Wherever possible we should avoid the use of imprecise words like “substantial” to define when action should be taken.

County LDRs

On page 3-22 and 3-23 there is a table of Zone Specific Standards. Some subdivisions have a multiplier; others reference the FDP or the PUD document. I understand this is because some subdivisions have complex formulas for the multiplier. Either be consistent and include all the multipliers or add a link to the appropriate document on the County website. It is not user friendly to have to search for reference documents that are not available electronically.

Both Town and County

8.2.3 Neighborhood Meeting: We support the idea of involving the community, and allowing them to make comments and express concerns. We believe there is value in walking the actual site with neighbors and elected officials to discuss what is proposed. Requiring the applicant provide a written summary of the neighborhood meeting seems to be a conflict of interest. What will happen if the applicant omits comments either intentionally or by accident? It would be better to have an independent third party record the meeting.

8.8.1 Administrative Adjustment: We would prefer to see this be 10%. That would be consistent with the new standard which allows non-conforming uses to increase by 10%.

Alex Norton

From: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Sent: Friday, June 20, 2014 7:38 AM
To: Alex Norton
Subject: Fwd: Land Development Regulations

Public Comment

Begin forwarded message:

From: Meaghan Tozzi <megtozzi@me.com>
Date: June 19, 2014 at 21:05:21 CDT
To: "electedofficials@ci.jackson.wy.us" <electedofficials@ci.jackson.wy.us>, Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Subject: Land Development Regulations

Dear Elected Officials and Community Planners,

I appreciate the time and effort the planning departments are putting into updating the Land Development Regulations. To better reflect our community's support for and investment in the arts, as a vital segment of our economy and an important contributor to our quality of life, please consider including the following changes:

Article 2 of the Land Development Regulations includes regulations for complete Neighborhood Zones that impact complete street designs, community gateways and other important public spaces. When "**Pedestrian Facilities**" are mentioned (on pages 2-8,15,22,36, 61), **public art** should also be listed as an amenity.

Article 4 of the Land Development Regulations includes regulations for "Special Purpose" zones, where major resort and civic developments are regulated. In Article 4., under section "**4.3.1. All Planned Resort Zones**" (pages 4-13), the wording "**and/or cultural activities**" should be included after the word recreation(al) in all cases.

If we are to compete with neighboring resort destinations and maintain the the high level of creativity found in Jackson Hole, we should encourage capital improvement projects that distinguish us from our competition by supporting the development of vibrant public places that celebrate our cultural and environmental heritage.

Thank you for considering these changes.

Meaghan Tozzi

Chair/Jackson Hole Public Art

megtozzi@mac.com

307.413.3511

Alex Norton

From: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Sent: Friday, June 20, 2014 12:19 PM
To: Alex Norton
Subject: Fwd: Land Development Regulations +Public Art

Tyler Sinclair
Town of Jackson
(307)733-0440 ext. 1301
www.townofjackson.com

Begin forwarded message:

From: Catherine Bradford <catherinecbradford@gmail.com>
Date: June 20, 2014 at 12:36:49 CDT
To: <tsinclair@ci.jackson.wy.us>
Subject: Land Development Regulations +Public Art

Dear Elected Officials and Community Planners,

I appreciate the time and effort the planning departments are putting into updating the Land Development Regulations. To better reflect our community's support for and investment in the arts, as a vital segment of our economy and an important contributor to our quality of life, please consider including the following changes.

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If we are to compete with neighboring resort destinations and maintain the the high level of creativity found in Jackson Hole, we should encourage capital improvement projects that distinguish us from our competition by supporting the development of vibrant public places that celebrate our cultural and environmental heritage.

Many thanks for considering adopting these changes.

Catherine Bradford
415-713-3750

June 20, 2014

Dear Elected Officials and Community Planners,

I appreciate the time and effort the planning departments are putting into updating the Land Development Regulations. To better reflect our community's support for and investment in the arts, as a vital segment of our economy and an important contributor to our quality of life, please consider including the following changes.

Article 2 of the Land Development Regulations includes regulations for complete Neighborhood Zones that impact complete street designs, community gateways and other important public spaces. When "**Pedestrian Facilities**" are mentioned (on pages 2-8,15,22,36, 61), **public art** should also be listed as an amenity.

Article 4 of the Land Development Regulations includes regulations for "Special Purpose" zones, where major resort and civic developments are regulated. In Article 4., under section "**4.3.1. All Planned Resort Zones**" (pages 4-13), the wording "**and/or cultural activities**" should be included after the word recreation(al) in all cases.

If we are to compete with neighboring resort destinations and maintain the the high level of creativity found in Jackson Hole, we should encourage capital improvement projects that distinguish us from our competition by supporting the development of vibrant public places that celebrate our cultural and environmental heritage.

Thank you for considering adopting these changes.

Sincerely,

Lyndsay McCandless
Executive Director, Center of Wonder

Alex Norton

From: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Sent: Friday, June 20, 2014 7:34 AM
To: Alex Norton
Subject: Fwd: Public Art

Public Comment

Begin forwarded message:

From: Meg Daly <meg@megdaly.com>
Date: June 20, 2014 at 8:11:37 CDT
To: <tsinclair@ci.jackson.wy.us>
Subject: Public Art

Dear Mr. Sinclair.

I am a supporter of public art generally, and specifically in Jackson Hole. I strongly support public art being incorporated into the Land Development Regulations. To better reflect our community's support for and investment in the arts, as a vital segment of our economy and an important contributor to our quality of life, please consider including the following changes:

- Article 2 of the Land Development Regulations includes regulations for complete Neighborhood Zones that impact complete street designs, community gateways and other important public spaces. When "**Pedestrian Facilities**" are mentioned (on pages 2-8,15,22,36, 61), **public art** should also be listed as an amenity.

- Article 4 of the Land Development Regulations includes regulations for "Special Purpose" zones, where major resort and civic developments are regulated. In Article 4., under section "**4.3.1. All Planned Resort Zones**" (pages 4-13), the wording "**and/or cultural activities**" should be included after the word recreation(al) in all cases.

I believe the high level of creativity found in Jackson Hole is an under-appreciated asset in our community. Like other forward-thinking resort towns in the West, we can and should become known as an arts destination, in addition to the area's natural draws. I hope the town and county will encourage capital improvement projects that distinguish us from our competition by supporting the development of vibrant public places that celebrate our cultural and environmental heritage.

Thank you for considering adopting these changes.

Meg Daly

~~

Meg Daly
Jackson, WY
c. 307-699-7933

~

Alex Norton

From: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Sent: Friday, June 20, 2014 8:33 AM
To: Alex Norton
Subject: Fwd: LDR's
Attachments: ReviewWorksheetCounty.cg.docx; ATT00001.htm

Tyler Sinclair
Town of Jackson
(307)733-0440 ext. 1301
www.townofjackson.com

Begin forwarded message:

From: Carrie Geraci <cgeraci@gmail.com>
Date: June 20, 2014 at 9:30:36 CDT
To: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Subject: LDR's

Hi Tyler,

I have attached one of the LDR worksheets with my suggested comments.

The Comprehensive Plan includes language that supports the early integration of public art and design professionals into our plazas, parks, and gateways, completes streets and neighborhoods. However, I could not find any correlation between the vision document and the regulation document when it came to public art and cultural activities.

I feel the edits I am suggesting better align the Comprehensive Plan and the LDR's when it comes to public art and cultural activities. For instance, there was no mention of public art in lieu of landscaping in the appropriate section.

Article 2 of the Land Development Regulations includes regulations for complete Neighborhood Zones that impact complete street designs, community gateways and other important public spaces. When "**Pedestrian Facilities**" (on pages 2-8,15,22,36, 61) are mentioned, **public art** should be listed as an amenity.

Article 4 of the Land Development Regulations includes regulations for “Special Purpose” zones, when major resort and civic developments are regulated. In Article 4., under section “**4.3.1. All Planned Resort Zones**” (pages 4-13), the wording “**and/or cultural activities**” should be included after the word recreation(al) in all cases.

As a community with a thriving creative economy, we must plan for and encourage investment in arts and culture so that these important segments of our economy can flourish in the future.

If we are to compete with neighboring resort destinations, our community should encourage projects that distinguish us from our competition by supporting the development of vibrant public places that celebrate our cultural and environmental heritage through the arts.

Please let me know if you have any questions about the attached comments. Thank you for all your hard work in service of making our community a great place to live and work.

Sincerely,

Carrie

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Carrie Geraci / Director Jackson Hole Public Art
307-413-1474 | P.O. 4413 | Center for the Arts
240 South Glenwood Street | Jackson, WY 83001 | www.jhpublicart.org



LDR Restructure & Administrative Procedure Update County Worksheet

The purpose of this worksheet is to gather comment on the draft LDR reorganization and administrative procedures update released May 28, 2014. The draft reorganizes the LDRs to make them zone based, and also updates the administrative procedures and use definitions and classifications. Please reference the LDR Restructure & Administrative Procedure Update Table of Changes for a summary of what content the draft amends and what content the draft merely reorganizes.

There are 3 columns in the worksheet. The first is for editorial changes that staff should fix prior to adoption, but do not require public discussion. The second is for changes that should be discussed as part of this amendment process because they involve content changes proposed in the draft. The third is for changes that should be considered in future LDR amendments, but are beyond the scope of this draft. Where staff believes that a certain column is not applicable it is grayed out, however you may still provide comments in a gray box.

Name: Carrie Geraci

Organization: Jackson Hole Public Art

Date: June 18, 2014

	Editorial Change	Content Change	Future Change
	Use this column to identify typos and other editorial changes that staff should make prior to adoption, but do not require public discussion.	Use this column to propose additions, modifications or subtractions to sections of the LDRs that have significant content changes as a result of this draft.	Use this column to propose additions, modifications, or subtractions to sections of the LDRs that have not changed as a result of this draft, but should be updated in future LDR amendments.
Article 1			
1.1: Title	•	•	•
1.2: Authority	•	•	•
1.3: Purpose and Intent	•	•	•
1.4: Organization of LDRs	•	•	•
1.5: Applicability	•	•	•
1.6: Relation to Other Regs	•	•	•
1.7: Establishment of Zoning	•	•	•
1.8: Transitional Provisions	•	•	•
1.9: Nonconformities	•	•	•
1.10: Severability	•	•	•
Article 2			
2.1: All CN Zones	•	• “Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops, public art or any	•

	Editorial Change	Content Change	Future Change
		other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. “ •	
2.2: Character CN Zones	•	•	•
2.3.1: AC-TC	•	•	•
2.3.2: AR-TC	•	... Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops, public art or any other reasonable and appropriate amenity as determined. •	•
2.3.3: WC-TC	•	3. Pedestrian Facilities... Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops, public art or any other reasonable and appropriate amenity as determined. •	•
2.3.4: OP-TC	•	•	•
2.3.5: BP-TC	•	3. Pedestrian Facilities.... Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops, public art or any other reasonable and appropriate amenity as determined. Where the highway frontage setback is 20 feet...“Public sidewalks, pathways and public art may traverse landscaped areas, and monument	•

	Editorial Change	Content Change	Future Change
		signage is encouraged.” •	
Article 3			
3.1: All Rural Area Zones	•	•	•
3.2: RA Character Zones	•	•	•
3.3.1: BC-TC	•	•	•
3.3.2: MHP-TC	•	•	•
3.3.3: NC-TC	•	•	•
3.3.4: S-TC	•	•	•
3.3.5: R-TC	•	•	•
Article 4			
4.1: All Special Purpose Zones	•	•	•
4.2.1: P/SP-TC	•	•	•
4.2.2: P-TC	•	•	•
4.3: Planned Resort Zones	•	<ul style="list-style-type: none"> The Planned Resort District is intended to guide the creation or continuation of a planned development configured around a major recreational and/or cultural activity. The intent of this development type is to: <ul style="list-style-type: none"> Encourage recreational and/or cultural activities that rely on indigenous natural attributes of the area, contribute to the community’s character and economy and have had a long-standing, beneficial role in the community; and 3. Create a process in which Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort and/or cultural area; and 	•

	Editorial Change	Content Change	Future Change
		<p>4. Permit resort and cultural development that contributes to expanding the winter and shoulder economic seasons; and</p> <p>5. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, include cultural amenities and provide a pedestrian-oriented community in order to alleviate traffic-related impacts; and</p> <p>vi. Public art should be integrated into resort plans to add visual connectivity between buildings, spaces and structures, add identity to plazas, entrances and gathering spaces, and to increase pedestrian vitality and walkability,</p> <p>f. Site Planning iv. Pathways and Pedestrian Facilities. (4-19) Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that includes public art and encourages use and reliance upon pathways and walkways</p> <p>c. Public art, integrated into the overall construction of the resort, will be</p>	

	Editorial Change	Content Change	Future Change
		<p>encouraged to provide pedestrian amenities, added character, a unique identity and to encourage pedestrian vitality,</p> <p>10. Integrated public art that contributes to a sense of arrival, attracts pedestrians, promotes community values and to makes engaging public spaces ,</p>	
4.4: PUD Zones	•	•	•
Article 5			
5.1: General Env. Stds.	•	•	•
5.2: Env. Stds. for Specific Areas	•	<p>8. Public Art in Lieu of landscaping Plan</p> <p>•</p>	•
5.3: Scenic Standards	•	•	•
5.4: Natural Hazard Protection	•	•	•
5.5: Landscaping Standards	•	•	•
5.6: Sign Standards	•	•	•
5.7: Grading, Erosion, Stormwater	•	•	•
Article 6			
6.1.1: Use Schedule	•	•	•
6.1.2: Classification of Uses	•	•	•
6.1.3: Open Space Uses	•	•	•
6.1.4: Residential Uses	•	•	•
6.1.5: Lodging Uses	•	•	•
6.1.6: Commercial Uses	•	•	•
6.1.7: Amusement & Rec. Uses	•	•	•
6.1.8: Institutional Uses	•	•	•
6.1.9: Industrial Uses	•	•	•
6.1.10: Transportation Uses	•	•	•
6.1.11: Accessory Uses	•	•	•
6.1.12: Temporary Uses	•	•	•
6.2: Parking Standards	•	•	•
6.3: Employee Housing Reqs.	•	•	•
6.4: Operational Standards	•	•	•
Article 7			
7.1.1: Dev. Option Schedule	•	•	•
7.1.2: PRD	•	iii. incorporate into the built environment the	•

	Editorial Change	Content Change	Future Change
		<p>natural features and cultural heritage of the area including public art; and</p> <p>f. Site Planning (page 4-19)</p> <p>ix. Public Art Public art should be incorporated to enhance gateways and transportation plans, contribute in a meaningful way to the image of the development, celebrate cultural heritage, add visual continuity and interest to pathways and greenways,</p>	
7.1.4: Mobile Home Park	•	•	•
7.2: Subdivision Standards	•	•	•
7.3: Open Space Standards	•	<p>F. Public art that is consistent with the use and identity of the property</p>	•
7.4: Affordable Housing Stds.	•	•	•
7.5: Development Exactions	•	•	•
7.6: Transportation Facilities	•	•	•
7.7: Required Utilities	•	•	•
Article 8			
8.1: General	•	•	•
8.2: Common Procedures	•	•	•
8.2.1: Pre-application Conference	•	•	•
8.2.2: Environmental Analysis	•	•	•
8.2.3: Neighborhood Meeting	•	•	•
8.2.4: Application Submittal	•	•	•
8.2.5: Determination of Sufficiency	•	•	•
8.2.6: Staff Review & Rec.	•	•	•
8.2.7: PC & DRC Recommendation	•	•	•
8.2.8: All Decisions	•	•	•
8.2.9: PD & Eng. Decisions	•	•	•
8.2.10: BOA/Council/BCC Decisions	•	•	•

	Editorial Change	Content Change	Future Change
8.2.11: Performance Bonds	•	•	•
8.2.12: Issuance and Filing	•	•	•
8.2.13: Amendment of Approvals	•	•	•
8.2.14: All Public Hearings	•	•	•
8.3: Physical Dev. Permits	•	•	•
8.3.1: Sketch Plan	•	•	•
8.3.2: Development Plan	•	•	•
8.3.3: Building Permit	•	•	•
8.3.4: Grading Permit	•	•	•
8.3.5: Sign Permit	•	•	•
8.4: Use Permits	•	•	•
8.4.1: Basic Use Permit	•	•	•
8.4.2: Conditional Use Permit	•	•	•
8.4.3: Special Use Permit	•	•	•
8.5: Dev. Option/Subdivision Permits	•	•	•
8.5.1: General	•	•	•
8.5.2: Minor Development Plan	•	•	•
8.5.3: Subdivision Plat	•	•	•
8.5.4: Exempt Land Division	•	•	•
8.5.5: Boundary Adjustment	•	•	•
8.6: Interpretations	•	•	•
8.6.1: Formal Interpretation	•	•	•
8.6.2: Zoning Compliance Verification	•	•	•
8.7: Amendments to the LDRs	•	•	•
8.7.1: LDR Text Amendment	•	•	•
8.7.2: Zoning Map Amendment	•	•	•
8.7.3: Planned Unit Development	•	•	•
8.8: Relief from the LDRs	•	•	•
8.8.1: Administrative Relief	•	•	•
8.8.2: Variance	•	•	•
8.8.3: Appeal	•	•	•
8.8.4: Beneficial Use Determination	•	•	•
8.9: Enforcement	•	•	•
Article 9			
9.1: Purpose	•	•	•
9.2: Rules of Construction	•	•	•
9.3: Abbreviations	•	•	•
9.4: Rules of Measurement	•	•	•
9.5: Definitions	•	•	•

Alex Norton

From: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Sent: Friday, June 20, 2014 9:19 AM
To: Alex Norton
Subject: Fwd: Draft LDR commentary...

Tyler Sinclair
Town of Jackson
(307)733-0440 ext. 1301
www.townofjackson.com

Begin forwarded message:

From: Eric Logan <elogan@clbarchitects.com>
Date: June 20, 2014 at 10:02:21 CDT
To: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Subject: Draft LDR commentary...

Tyler,

I appreciate the time and effort the planning departments are putting into updating the Land Development Regulations. To better reflect our community's support for and investment in the arts, as a vital segment of our economy and an important contributor to our quality of life, please consider including the following changes.

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If we are to compete with neighboring resort destinations and maintain the the high level of creativity found in Jackson Hole, we should encourage capital improvement projects that distinguish us from our competition by supporting the development of vibrant public places that celebrate our cultural and environmental heritage.

Thank you for considering adopting these changes.

Eric

Eric Logan, AIA

Carney Logan Burke Architects, P.C.

307.733.4000

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Alex Norton

From: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Sent: Friday, June 20, 2014 12:21 PM
To: Alex Norton
Subject: Fwd: Public art wording in comprehensive plan

Tyler Sinclair
Town of Jackson
(307)733-0440 ext. 1301
www.townofjackson.com

Begin forwarded message:

From: Mark Nowlin <mnowlinj@aol.com>
Date: June 20, 2014 at 9:50:47 CDT
To: "tsinclair@ci.jackson.wy.us" <tsinclair@ci.jackson.wy.us>
Subject: Public art wording in comprehensive plan

Morning Tyler,

I would like to see direct wording in the comp plan regarding public art. With the addition of wording ,as suggested by Carrie Geraci of Jackson Hole Public Art, public or private developments would be aware of the communities dedication to these efforts. In addition initial planning for art is more cost effective early in a development time line.

Thanks for your time and efforts.
Mark Nowlin
PO Box 2152
Jackson, WY. 83001

Alex Norton

From: Heather <heathersmith17@gmail.com>
Sent: Friday, June 20, 2014 1:15 PM
To: Alex Norton
Subject: County LDR Draft comments

Planning Staff,

My name is Heather Smith and I work for Y2 Consultants, LLC in Jackson. Thank you for the opportunity to comment on the new LDR drafts. I have reviewed the County LDR Draft and included comments below. The following are my opinions as a design professional and do not represent the views of Y2 Consultants Staff.

Recommendations for Clarity:

Article 2 - 3

Acronyms used, beginning in 2.3.1, are not referenced to until later in the document (Article 4). These include BSA, LSR/OSR, FAR and PRD. I think it would be more accessible to the community if these terms were spelled out before they are referred to as an acronym. Rather than mentioning BSA, I think the document would be more user friendly if it was written as "Base Site Area (BSA)" and then referred to it as BSA for the rest of the section. (In the same way Natural Resource Overlay (NRO) is written out.)

Section 2.3.1.B, 2. Maximum Scale of Development (and "2. Maximum Scale of Development" for all zones)

1. Gross Floor Area defined as "10,000 sf + 100 sf non-habitable FA per acre BSA over 10 acres, not to exceed 15,000 sf" I might add "in total" if 15,000 sf is the total maximum. Otherwise it could be read as 10,000 sf + 15,000 sf = 25,000 sf maximum.
2. Does the ARU maximum habitable floor area include or exclude basements? Does the lodging operation with multiple buildings maximum habitable floor area include or exclude basements?
Note Upon reading the definitions section 9.4.6, I see that the "Use" calculation includes basements. It may still be worthwhile to clarify this in section 2.3.1.B, 2.
3. I'm assuming that the "Individual Building (gross floor area, max)" includes basements because it doesn't state otherwise. I just wanted to confirm this.
Note Upon reading the definitions section 9.4.6, I see that for the "Building" calculation, basements are excluded. This is confusing because the definition of Floor Area, Gross includes basements.

Div.7.4. Housing Standards

The Division is all about affordable housing standards, and I think the title should reflect this. "Affordable Housing Standards" in the index would be more precise.

Article 9

I see that the definitions are consolidated and agree with that idea. However, I think the section would be more useful as a complete set of definitions. Many of the definitions refer to Article 6. With such a large document, it is cumbersome to look up a definition in Article 9, only to be referred to Article 6. I think the definitions should be easily accessible, even if that means they are written twice in the document. I think referring to other definitions within Div.9.5. Defined Terms is fine because it is in the same section. (ie- Abutting. See "Contiguous.")

9.4.4.C.

Adjusted Site Area: This could be consistent with the definition of the Base Site area (ie- instead of rewording 1, 2 and 3 in adjusted site area, reuse the wording from the base site area where it would only be 1 and 2.)

Div.9.5

Floor Area; Floor Area, Gross; Floor Area, Habitable I think the floor area definitions should clearly answer the following questions.

1. Is there any difference between Floor Area and Floor Area, Gross?
2. Are stairways included or excluded from all of the floor area definitions?
3. Does Floor Area, Habitable include basements?

Landscape Surface Area, inverse of Site Development Where do pervious pavements fall between these categories? Pervious pavements help with rainfall retention and reduce stormwater runoff, like xeriscape, which is included in the LSA definition, Pervious pavements could be used for parking, and would therefore be disturbed regularly.

Future Policy Recommendations:

Section 7.6.4.L

Cul-de-sacs work against complete streets design because they limit connectivity. If they already exist, connectivity can be improved by installing pathways connecting cul-de-sacs to nearby roads. I would recommend discouraging their design in general if connectivity is limited as a result.

Thank you again for all of the time and effort put into updating the LDRs. Please feel free to contact me with any questions or comments.

Best Regards,

Heather Smith, E.I.T.