

(47)  
MEMORANDUM

TO: Mayor and Town Council

FROM: Greenways Commission  
Joe Herzenberg, Chair *BW BW JH*

SUBJECT: Second Draft of the Proposed Development Ordinance

DATE: September 12, 2001

The Commission met on September 12, 2001 and voted unanimously (5-0) to recommend that the Council consider several potential problems and issues with the current draft. Issues include:

- If the Conservation Subdivision idea continues to be included in the ordinance there should be some sort of incentive to encourage developers to use the option.
- The proposed Conservation Subdivision has two recommended levels of open space (Primary and Secondary) There doesn't seem to be any reason in the proposed ordinance for separating them out. We recommend that the option have only one type or level of open space or that an explanation be given for the reason to have two levels.
- The numbers in the Minimum Recreation Area Chart on pages 5.35-5.36 seem to result in very low required areas. The staff reports that they have compared recreation area calculations from the current ordinance to the proposed ordinance and have found that the proposed ordinance would result in recreation area dedications that are up to 66% smaller than the current ordinance. We agree that a reasonable method would be to link recreation area to the number of units approved. However, we recommend that the formula result in more recreation area than the current ordinance, not less.

Voting yes were Joe Herzenberg (Chair), Audrey Booth (Vice-Chair), Bill Bracey, Debbie Morris, and Brenda Nielsen