

MINUTES OF A JOINT MEETING HELD BY THE MAYOR AND COUNCIL AND THE PLANNING BOARD OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING, MONDAY, FEBRUARY 1, 1988, 7:30 P.M.

Mayor Jonathan B. Howes called the meeting to order. Council Members present were:

- Julie Andresen
- Joe Herzenberg
- David Godschalk
- David Pasquini
- Arthur Werner
- Roosevelt Wilkerson

Council Members Preston and Wallace were absent, excused. Also present were Town Manager David R. Taylor, Assistant Town Manager Sonna Loewenthal, Town Attorney Ralph Karpinos and Town Planning Director Roger Waldon.

Planning Board Members present were:

- Alan Rimer, Chair
- Berry Credle
- Bruce Guild
- Don Francisco
- Kay Maltbie
- Tom McCurdy
- Mae McLendon
- Julian Raney
- Judy White

Planning Board Member Ingram was absent, excused.

Planning Board Annual Report

Alan Rimer, Planning Board Chair, presented the Planning Board's Annual Report.

Traffic Management Ordinance/Adequate Public Facilities Ordinance

Mr. Rimer said that the Planning Board had originally viewed working on the Traffic Management Ordinance as a growth management tool and after much discussion decided that it would be appropriate to move this out of the growth management strategy into a separate ordinance. He said the Board felt it was only one of a number of different strategies to manage growth and should not be the growth management strategy for Chapel Hill.

Roger Waldon, Planning Director, said that when the staff had begun working on this matter they had been thinking of growth management in general and ended up focusing with our consultants in Hartford on two of the major growth management related problems in Chapel Hill: the deteriorating community appearance and increasing traffic congestion. He said the staff ended up

focusing on traffic congestion as one of key threats to Chapel Hill's quality of life that needed to be addressed immediately. He said in looking at the kinds of growth management techniques and tools, the staff felt work needed to be done on traffic and traffic impacts as new development occurred. He said the staff had been working with the consultants on the idea of a traffic management ordinance which would have as its focus to reduce the traffic impact of new development. He said part of this would be to move as far as possible from the reliance on the single occupant automobile as the major means of getting around town. Mr. Waldon said the staff had discussed a draft of the proposed ordinance with the Planning Board and now were in the process of drafting another version of the ordinance taking into account the comments and suggestions made by the Planning Board. He said the staff would then present the second draft to the Planning Board for consideration.

Mr. Waldon said that from discussions at the Council's retreat and with the Planning Board the idea was to separate the traffic management ordinance from the other parts of the Comprehensive Plan that the staff was working on and ask the Council to call a public hearing on it and begin the public dialogue in earnest on the proposed ordinance. He said the schedule was such that the traffic management ordinance could be on the Council's public hearing calendar for April.

Council Member Werner said that for some time it had been thought that the traffic management tool or public facilities ordinance would be the primary growth management tool and now the staff was indicating that it was not the growth management tool. He asked what was now considered to be the primary growth management tool? Mr. Waldon said that as the staff had been working on growth management they had been trying to look at the full array of what encompassed growth management: the quantity and quality of development, enforcement of regulations, etc. He said the actions the Council had taken over the last year in terms of lowering the floor area ratios and densities, adoption of a land use plan and zoning changes to comply with the land use plan have addressed the large issue of growth management. He said he thought of growth management as the full array of regulations in place, and that there currently are some areas of weakness. He said he did not think there was one answer or one growth management ordinance but rather a group of tools. He said he felt traffic management was the weakest link and therefore the one the staff wanted to move ahead with first.

Mr. Waldon said the Design Task Force's continued work on design standards was also a growth management effort. He said that he felt the two major negative impacts on Chapel Hill's quality of life which were related to growth were increasing traffic congestion and deteriorating appearance. He said that one way to address the latter was through working on the design standards and getting them in better shape.

Council Member Werner said originally the public facilities ordinance was for timing and pace controls. He said such an ordinance would give the Council, Planning Board and staff a tool with which to make judgements. He said he did not think the current regulations affected timing and pace.

Don Francisco said that the Planning Board had asked the staff to divide this Traffic Management Ordinance from growth management as a result of the way in which the study was going. He said the Board hoped that as the staff considered the growth management report as part of the Comprehensive Plan there would be more indication of the kinds of things Mr. Werner was discussing.

Council Member Werner said he wanted to know what alternatives were available. He said a public facilities ordinance had been discussed for several years and it was a shock to now hear that it was not being developed as first thought.

Council Member Andresen said the question was whether or not something else was needed.

Mr. Rimer said that the Board had felt that traffic was not the only consideration. He said the Board was hoping to get a draft of the growth management report in the next few weeks.

Mr. Waldon said that the staff hoped to have a discussion with the Planning Board later this month on growth management issues and the suggested approach to growth management. He said that one of the things the staff was suggesting was that following the completion of the full set of information analysis reports in the Comprehensive Plan that the focus on growth management strategies was in tying all of these together and seeing what the policy implications were of all the information gathered over the last year and a half.

Mr. Credle said that he felt it was fortunate that development appeared to be slowing down in Chapel Hill and this gave the staff and Planning Board some time to do a job on growth management before the next surge of development began. He said admittedly the proposal was a change in direction but it also allowed for the opportunity to do a good comprehensive growth management plan.

Council Member Werner said that he did not want the staff or Council to think that because there had been a lull in development in the area that there was not a sense of urgency for a growth management plan.

Manager Taylor asked if in addition to the growth management issues laid out by the staff was the Council also interested in growth controls whereas the Council allocated the quantity of growth by whatever methods (numbers of square of feet or units, etc.)? Council Member Werner said that this was one possibility that had been discussed. He said what was needed was something

which dealt with timing and pace and it might be in terms of number of units, impact caused, etc.

Mr. Waldon said the staff had gone through this thought process with the consultant and that was how the traffic management ordinance concept had emerged. He said the staff was looking at what was the adequacy of the other facilities in terms of water and sewer and other kinds of facilities which were normally used to construct that quantitative limit or to tie growth to the adequacy of something. He said the result of the work with the consultant was that the kinds of facilities that were normally used to link development with the adequacy of facilities either were not constraints for Chapel Hill or were linkages which the Town could not defensibly build a growth management strategy on with the exception of traffic. He said there was clearly a capacity problem with the Town's road system and that was something which needed to be addressed and needed to be sure that the new development that occurred was not overreaching the Town's capacity of that particular infrastructure.

Council Member Godschalk said to define the structure of the traffic management ordinance that as he understood it there were really two key factors involved: one was the attempt to change the travel behavior of individuals who work and live in these projects that would be approved by the Council by encouraging mass transit and ride sharing and staggered work hours, etc. He said there was also a growth limiting device in that if street and intersection improvements were over capacity it calls for requirements for those to be provided before the development could be approved. He said in fact there was a kind of limit on the growth which could take place if the system were at or over capacity.

Mr. Waldon agreed and said at some point this ordinance that was being discussed was described as an adequate public facility ordinance because the road system and its ability to handle increasing volumes of traffic was the facility that in some localized places had reached capacity.

Council Member Godschalk said that another development might not be able to be approved unless that capacity's deficiencies were remedied in some manner. Mr. Waldon said this was the way the ordinance was being structured. Council Member Godschalk said it would include off-site improvements to roads, etc. Mr. Waldon replied yes.

Mayor Howes said this would be scheduled for public hearing in April. Mr. Waldon said a number of issues needed to be scheduled for a regularly scheduled public hearing. He said the staff would propose a schedule for Council consideration in the near future based on the discussions at this work session.

Tree Ordinance

Mr. Waldon said the tree ordinance dealt with resource management and would be better called a resource management ordinance. He said the consultant had indicated that the Town was not doing a good job of managing sites when new development was occurring in that it was losing trees unnecessarily and were identifying trees in the site plans that should be saved and yet in the field doing things which made their survival as difficult as possible. He said the consultant felt the Town should be spending more time and attention on soils and taking measures pre- and post-development to maintain vegetation and soils. Mr. Waldon said the proposal from the consultant was that the Council amend the ordinance to require that as a part of new development plans be put together that would involve inventories of the sites, existing conditions and plans on how soils and vegetation was to be conserved. He said the staff had been working with a number of interested citizens, etc. He said the schedule for this to be before the Council for public hearing was in April or May.

Council Member Herzenberg said that he hoped when this matter went before the Planning Board and Council in a public hearing that it be advertised as such that those citizens who have something else in mind be encouraged to attend the meetings.

Council Member Andresen said she wondered whether the Council and Planning Board had different ideas on what the ordinance should cover. She asked whether or not the staff could tell the consultant what the Council wanted him to look at. She said that what this was, was a way to take better care of trees that were in the public right-of-way and town property and how to help the developers preserve trees that they want to save. She asked why it stopped there and did not go any further. Mr. Waldon said that one of the things the staff had asked of the consultant was for information on what other communities had done in this area. He said the consultant had worked with a number of communities throughout the country and surveyed tree ordinances in other communities. He said the consultant's recommendation was that the focus be in the suggested manner because ordinances which tried to limit the removal of trees in some way had not worked and been problematic to administer and had not addressed the problem of keeping the vegetation healthy and alive.

Council Member Andresen asked whether or not buffer areas should be included in conjunction with the tree ordinance.

Council Member Werner asked what a typical tree ordinance did or what did the Council think a tree ordinance would do? Mr. Waldon said that he thought a tree ordinance would be a way to allow the Town to have a good method to control the clear-cutting of sites and the killing of valuable tree unnecessarily. Council Member Werner asked if this meant the Town would not specify which trees should not be removed. Mr. Waldon said this would happen during the review of any project. He said a developer would have a proposal for a site plan and the staff, Planning Board or Council

might disagree with what was being proposed but the information would be there.

Council Member Werner asked if the Town had the authority to do this without a tree ordinance. Tom McCurdy replied that the development ordinance could say that every tree that was over a certain number of inches in caliber would be saved. He said that would be a narrow tree ordinance. He said he thought the proposal was a broader scope than was first thought and puts it more into the ecosystem context.

Council Member Andresen asked the Planning Board whether they were satisfied with the livability and green space requirement in the ordinance because this was another way of saving trees by requiring more green space. Tom McCurdy replied no. Mae McLendon said that she felt there were problems with the current regulations but that with the amendments proposed the development ordinance would be more flexible. Berry Credle said that discussions on saving trees were seldom part of deliberations on development proposals.

Council Member Wilkerson asked if the consultant's report would indicate whether or not the staff would be able to handle the requirements of such an ordinance and if not, would the consultant make recommendations as to what types of personnel was needed. Mr. Waldon responded that his informal discussions with the consultant indicated that the consultant felt the Town needed to have someone on staff who has a great deal of knowledge of soils and trees and have as their responsibility, working with developers on this issue. Mr. Waldon said he would not be surprised if part of the consultant's recommendation was for additional expertise.

Council Member Godschalk said that one of the impetus for the tree ordinance was that some people were upset that other people were cutting trees on their lots and there was a sense of losing valued members of the community. He said he agreed with the proposal in that putting into an ecosystem context, getting the soils involved and looking at the issue as an urban forest is really what we need to do. He said there would be life and death in that forest and we want to keep it healthy and growing. He said he hoped it would go beyond tree protect and include notions of how to maintain the forest and have it function as a valuable part of our urban scene.

Council Member Andresen said this was something she favored and felt there would be a lot of citizen involvement in planting trees all over town.

Entranceways

Mr. Waldon said the Entranceways Task Force had outlined entranceways for the Town and were now part of the Comprehensive and Land Use Plans. He said the consultant had been looking at the

entranceways and describing the key features and what the Town had done with the entranceways so far. Mr. Waldon said the consultant's suggestions would be in the way of trying to establish some themes with vegetation and the kinds of plantings that were available; preparing typical cross-sections of the Town's entranceway boulevards and making suggestions as to how they could be planted; go into great detail in a couple of key areas and then have more general conceptual kind of detail for the balance of the entranceways. He said the consultant was getting some aerial videos of the entranceways and then with some computer simulation, show what the areas could look like with the kinds of treatments the consultant was proposing. He said the study would not result in an amendment to the Development Ordinance but would conceptual plan for the entranceways that the Town would use in the CIP and as park properties along the entranceways were developed. Mr. Waldon said the staff did feel the entranceways needed to be designated as special appearance districts and therefore would request a public hearing to discuss this issue in May. He said that if the special appearance districts were approved this would mean any development in those areas would require a Certificate of Appropriateness from the Appearance Commission before it could go forward.

Design Task Force

Mr. Waldon said the Task Force was meeting a couple of times a month so as to present the Council with a draft town-wide design guidelines and implementation report in April. He said at the moment there was nothing specific relating to a Development Ordinance amendment but that he expected there may be text amendments which could be developed from the reports.

Council Member Andresen said, as a member of the Task Force, there was still a lot to do. She said it was a very hard area to get a grasp on because one wanted to encourage creativity but still let developers know exactly what it was that was wanted. She said that currently the Task Force had general guidelines and would now work on specifics.

Berry Credle asked if the Planning Board was involved in the Design Task Force and the process.

Council Member Andresen said that Alan Rimer, Planning Board Chair, was also Chair of the Task Force.

Mr. Rimer said the Task Force would bring the material to the Planning Board in March for review.

Mr. Waldon said that the staff had not thought to give the Planning Board the opportunity to review the Task Force's proposal prior to presentation to the Council. He said the Task Force had been appointed by the Council and the Task Force would report back to the Council. He said he felt if the Planning Board were

to review the reports prior to the Council then the schedule needed to be changed.

Mr. Rimer said that he thought during March while the Task Force was wrapping up its report there would be time for the Planning Board to review the report. Mr. Waldon said he thought there was certainly an opportunity for the Planning Board to look at the report but he did not think with the proposed schedule there would be an opportunity for the Planning Board to be suggesting changes before it went to the Council.

Council Member Andresen said she could not imagine the Council adopting the guidelines without having the Planning Board review them. Mr. Waldon said that the Council had, in other cases, received the report from the Task Force and referred it to an appropriate advisory board for recommendations and that this might be the way to handle this issue.

Council Member Godschalk asked Mr. Waldon if he felt there was adequate staff resources available to complete the work by the proposed schedule. Mr. Waldon said he believed it could be done with the current staffing but that it would be a strain on the staff.

Mr. Rimer set the Task Force had set an ambitious schedule because it was felt it was necessary to culminate this effort in something which the Council could begin to review. He said the discussion this evening indicated to him that it might be appropriate to try and adhere to the April target date for presentation but at the same time look beyond that to include the Planning Board. He said instead of terminating the relationship after the presentation, use the Council's comments and present it to the Planning Board and possibly Appearance Commission. He said these groups would review the reports, make recommendations and then be brought back to the Council in a more finalized matter.

Mr. Waldon said he thought there was a number of boards that would like the chance to make comments on the report. Mr. Rimer said what he was suggesting was that the Design Task Force to continue the process of shepherding the report to the groups.

Manager Taylor said he felt the report should go to the Council as scheduled and then have the Council refer it to various boards and let the Design Task Force present it to the various boards.

Council Member Godschalk said he had some concern with the form and substance of the report. He said the Task Force had produced a very uneven document and would not appear very cohesive or appealing unless someone worked with it and put it into a format that would integrate the various parts. He said this was why he asked Mr. Waldon if there was staffing or someone available to do this. Mr. Waldon said he thought that he had thought to get help on illustrations and that he thought the Task Force had a good

handle on the points it wanted to make. He said bringing in someone like Peter Batchelor to put it together would be a good idea.

The consensus of the Council was to have someone "fine tune" the report prior to presentation to the Council.

Comprehensive Plan

Alan Rimer said that there were three elements of the Comprehensive Plan that needed to be discussed: process, schedule and goals and objectives. He said the goals and objectives were the area which needed to be reviewed because there were a number of goals and objectives which were inconsistent with the existing land use plan. He said there were also goals and objectives which were out of date. He said the process would be a way for the Council to re-examine the goals and objectives which, he said, appeared to be inconsistent with some of the actions taken since the goals and objectives were adopted.

Council Member Godschalk asked for examples of where the Planning Board felt there was some confusion. Mr. Rimer said there were not enough Neighborhood Commercial areas in the town to meet the demands of the community. He said there was also a large area designated as a potential landfill site that was in conflict with what the Planning Board perceived as what should be located in that area of the town.

Roger Waldon said the Town had contracted with a consultant to help with the development of the Comprehensive Plan. He said beginning with the Goals and Objectives which led to the Land Use Plan, the staff and consultant were identifying problems and opportunities and developing component reports. He said the staff was nearing completion of this phase and would begin to integrate the policy issues that were contained in these reports. He said the mechanism the staff proposed to use to integrate the reports together would be strategic implementation reports which would analyze the goals and objectives and discuss the policy issues raised in the component reports, including trade-offs, conflicts, alternative scenarios, etc. He said one example of conflict was with streets and roads. Mr. Waldon said the report of the Design Task Force which focused on design issues, he expected to say one thing about streets and how they should be designed and while he expected the Transportation report to say something very different about streets and how they should be designed. He said he felt that in some ways those recommendations would be policy issues which would conflict. He said, therefore, he would expect to separate those reports out and discuss them in the context of conflicts or trade-offs. He stated that once the policy decisions were made then the next step was to determine implementation.

Mr. Waldon discussed the proposed schedule for work on the Comprehensive Plan and stated that he expected to have the

component reports completed by May and to have had citizen review and comments on each report. He said the proposal was to have a citizen forum in late May on the suggested key policy issues, followed by a work session in June between the Council and Planning Board to discuss the issues. Mr. Waldon said the schedule called for a draft of the strategic implementation report in July and August followed by another work session in September. He said a citizen information campaign would follow in the fall and review of the proposals by the Planning Board and Council in December and January.

Mr. Waldon asked if the Council was in agreement with regard to the proposed schedule, especially the proposal for the public information campaign in the fall. Mayor Howes responded that he thought the idea of public participation was good but just what, when and how should come out of the work session.

Neighborhood Councils

Roger Waldon said that the Council had discussed at its retreat in January the idea of neighborhood advisory councils. He said the staff and Planning Board were interested in doing a series of neighborhood plans after the Comprehensive Plan was complete. He said the City of Raleigh had divided the city into 18 neighborhoods and formally sanctioned 18 citizen advisory councils. He said each council was self-selected and there was staff support provided to maintain mailing lists and get out information, etc. Mr. Waldon stated that the Chairs of each of the neighborhood advisory councils are part of a city-wide citizen advisory council that advises the Raleigh City Council on a wide variety of issues.

Mr. Waldon said the advisory councils served a variety of purposes not just on planning issues and provide a forum for bringing the operations of the municipal government to the neighborhood level. He said the councils could work very well but need a lot of staff support in order to keep up interest and credibility. He stated that the Planning staff and Board were excited about the possibility of Chapel Hill having neighborhood advisory groups.

Bill Rohe, Planner, said he had recently published a book on this topic from his studies of six different cities varying in size from Houston, Texas to Wilmington, N.C. He said he interviewed neighborhood residents and representatives, planners, Planning Directors, and Managers which resulted in a series of recommendations. He said the program was designed to do one or all of three things: 1) to get neighborhood residents involved in developing local plans for their neighborhoods; 2) to play an advisory function, with on-going participation; and 3) to get neighborhood residents involved in self-help projects. He stated that the neighborhood councils' organization varied considerably from providing technical assistance to existing neighborhood organizations to a highly structured program with set procedures

about notifying district councils on upcoming votes on issues and having a clear tie into the budgeting process. Dr. Rohe said that if the Town decided to participate in this type of program there needed to be the support from the staff and Council, funding and a genuine commitment to the program.

Council Member Andresen asked Dr. Rohe knew of any small towns where this concept had worked. Dr. Rohe replied Wilmington, N.C.

Judy White asked if this type of program created conflict with existing neighborhood groups like homeowners associations, etc. Dr. Rohe said there were essentially two ways to handle this situation. One was to sanction existing neighborhood organizations to participate in the process. He said "sanctioning" meant that the organization had to meet certain basic requirements like open membership and representational procedures to allow for all members to participate. He said the other way was to create "artificial" new organization which in many instances would be composed of some of the membership and leadership of the existing organizations.

Ms. White asked if an existing group did not want to be sanctioned was that acceptable. Dr. Rohe said it was their option. He said it was not a problem in the cities he studied, especially Cincinnati, because the program offered so many benefits. He said that it was imperative to get the existing organizations involved in the early stages of the process in order to assure acceptance.

Julian Raney said that he had lived in Raleigh several years ago when the program first began and that he had not been excited about the effectiveness of the program at that time. Dr. Rohe responded that the program had grown and become more consolidated and effective recently.

Mayor Howes commented that the Raleigh City Council was split on the issue and that several members of the City Council came from the neighborhood councils.

Mae McLendon asked who would define the neighborhoods and boundaries. Dr. Rohe said usually it was an interactive process between the Planning staff and the neighborhoods. He said the staff began by looking at the arterial streets, school service areas, and natural features to estimate tentative boundaries. He said then there were public meetings to discuss the proposed areas and to get further information from the public on how to define the boundaries. He stated that the boundaries could be amended as deemed necessary.

Council Member Werner said that in Chapel Hill the citizenry was fully active. He asked how to avoid creating an artificial layer between the current direct interaction of citizens with the Council and the possibility of the neighborhood councils acting as intermediaries between the general public and the Council. Mr.

Werner asked how best to avoid having the Council and Planning Board, etc. indicating to the public that they would prefer to hear from the neighborhood councils as representatives of the neighborhoods and that the citizens should express their concerns to the neighborhood councils first before coming to the Town Council. Dr. Rohe said he did not have a strong opinion regarding developing neighborhood councils for Chapel Hill and that Chapel Hill had some clearly defined neighborhoods. He stated that there was nothing in the process which should deter one-on-one participation of citizens with the Council. He said that although people attend the Council's public hearings he did not think those people were representative of the general resident of Chapel Hill. He said that participation was more likely to happen at the local level where people knew their neighbors, etc. He said it could be intimidating for many to attend the Council meetings.

Attorney Karpinos said the Raleigh report indicated the sizes of the neighborhood districts ranging from 4,000 to 40,000. He asked if this was a typical range in other cities. Dr. Rohe said he did not know for certain the distribution of population throughout the various districts. He said it appeared that the number of districts seemed to be limited to 17 or 18 regardless of population, because beyond that number of districts it would be harder to manage.

Judy White asked whether or not Dr. Rohe had seen any indications that the neighborhood council concept had fostered an attitude that an individual neighborhood was more important than the Town as a whole. Dr. Rohe said there was always a tendency for this attitude, but that among the neighborhood leaders he had interviewed, he said the leaders tended to develop a better sense of the whole because they were involved in the process and talking with people in other neighborhoods.

Council Member Godschalk said that citizen participation in making neighborhood plans was one benefit of such a program and another benefit was that citizens would be involved in the process of rezonings, changes and approvals. He said these were important aspects of the program. Dr. Rohe agreed.

Don Francisco said his neighbors would like to be involved in planning for integration of the comprehensive plan, like deciding where major and feeder roads should be. He said that unfortunately the system did not offer the opportunity for this nor does it offer the opportunity for anyone to be educated well-enough to do so. He said that as a result, the Town deals with citizens at crisis modes.

Council Member Godschalk commented that it was these kinds of decisions which could be made in the neighborhood planning process.

Mayor Howes asked how the Council wanted to proceed from this point. He commented that the discussion had been interesting and it appeared it would be some time before there would be a model that the Council would want to adopt, and that there was a healthy skepticism about whether or not the program was desirable in Chapel Hill.

Alan Rimer said that the Planning Board was planning to examine neighborhoods on an individual basis once it was through with the Comprehensive Plan. He said this would be another year or more. He said if the Council would like, the Board could look at alternative proposals sooner and prepare some suggestions for the Council to review.

Mr. Waldon said if the Council planned to meet with the Planning Board in June then staff would work on this and present some ideas to the Planning Board prior to the June joint meeting.

Housing

Mr. Waldon stated the Town was working with the Inter-Faith Council on the shelter for the homeless; committing funds to renovation of the Town's public housing; continuing to commit funds to renovate some of the older subsidized, rent-assisted apartments; and were working on the Tandler affordable housing project. He said the housing component of the Comprehensive Plan would discuss other kinds of housing options were available for the Town, like a mechanism for acquiring land (land banking) to allow for future "Tandler" projects. He said the staff would look into the possibility of a requirement for developers to set aside land for moderate income housing as part of the development ordinance, similar to the requirement for recreation area, and the possibility of using incentives to achieve the same purpose.

Mr. Credle asked if it were possible to work with Habitat for Humanity? Attorney Karpinos said if the Town were doing a project that it had the authority to do in the area of housing it could contract with Habitat for Humanity to do the project.

Mae McLendon asked what had occurred in Carrboro with respect to Habitat? Council Member Wilkerson replied that the Town of Carrboro had donated the land for Habitat for Humanity to use as housing sites.

Mayor Howes said one of the appealing things about Habitat for Humanity was its scale and it was a self-help type of program. He said the problem in Chapel Hill was one that involved volume and the need for more than a handful of houses. He said he was not sure Habitat was equipped to work at that level.

Council Member Wilkerson stated that as a member of the Habitat's Board of Directors, he said he felt if the Town could provide the land, Habitat would be able to provide more housing that it

currently did. He said there was an abundance of skilled volunteer laborers.

Julian Raney said he would like to cost elements in housing identified to find out whether or not some of requirements made of developers were necessary and if some could be waived in an effort to reduce the costs of housing.

Council Member Pasquini said he felt the market would determine the cost of housing regardless of incentives, etc. provided by the Town.

Council Member Godschalk said that land was the missing element in the next phase and that he felt what was needed was discussion on how to accumulate land for affordable housing. He said one of the major sources could be the University and then the development community.

Other Matters

Mr. Rimer said that he would like to get together the Chairs of all the advisory boards that work with the Planning Board to talk about joint issues and to help foster communications among the boards. He asked the Council for its support for this proposal and suggested that the Council set up the meeting. Mayor Howes said if all the Boards felt this would be valid he would be glad to arrange a meeting.

Tom McCurdy said that he felt the review process that required multiple board review seemed to be working better than it had. Mr. Rimer said he felt this was due to the staff.

Berry Credle said he felt the meeting this evening had been good and covered a lot of issues that needed to be discussed and would require attention in the future, but the discussion confined itself to Chapel Hill. He said in the past few weeks he had attended several regional meetings and he was excited about the issues being discussed. Mr. Credle stated that at the Water Resources meeting a couple of weeks ago, he thought he was the only Planning Board member in attendance, and at the Solid Waste meeting last week he only saw one other Planning Board member. He said these issues were the concerns of the future and he believed it was the proper function of the Planning Board to be involved in this. He suggested that a member of the Planning Board work with Council Member Preston on the Solid Waste issue, and or he would like to see the Council appoint Planning Board members to some of the regional committees, so that when these issues were discussed at the Planning Board there was someone on the Board who was knowledgeable about the broader picture.

Mayor Howes said that this was a good idea. He said a lot of these issues were discussed at Triangle J Council of Governments and they were always looking for individuals to serve on the

committees, etc. He said that what was needed was commitment to these issues and serve on the committees.

Mr. Rimer said that the Board had discussed the issue that when the Council had the opportunity to appoint someone to a committee, a member of the Planning Board should be considered. He commented that he felt a member of the Planning Board should have been appointed to the UNC/Town Committee.

Don Francisco also stated that there was no coordination between the Planning Board and the University with regard to the Comprehensive Plan.

Mayor Howes asked the Planning Board for names of members who would be interested in serving on some of the regional task forces.

Manager Taylor invited the Planning Board to the meeting next Monday evening, February 8, when the Regional Thoroughfare Plan would be presented to the Chapel Hill Town Council.

The meeting adjourned at 9:50 p.m

