

**PURCELLVILLE TOWN COUNCIL SPECIAL MEETING  
THURSDAY, JANUARY 27, 2020, 7:00 P.M.  
TOWN HALL COUNCIL CHAMBERS**

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The Special Meeting of the Purcellville Town Council convened at 7:00 P.M. in Council Chambers with the following in attendance:

**PRESENT:** Kwasi Fraser, Mayor  
Tip Stinnette, Council member/Vice Mayor  
Joel Grewe, Council member  
Nedim Ogelman, Council member  
Chris Bledsoe, Council member  
Ted Greenly, Council member

**ABSENT:** Ryan Cool, Council member

**STAFF:** David Mekarski, Town Manager  
Sally Hankins, Town Attorney  
Patrick Sullivan, Director of Community Development  
Andrew Conlon, Senior Planner  
Diana Hays, Town Clerk/Executive Assistant  
Kimberly Bandy, Deputy Town Clerk

**CALL TO ORDER:**

Mayor Fraser called the meeting to order at 7:00 P.M. Mayor Fraser stated that this is our Special Town Council Meeting. The Pledge of Allegiance followed.

**CITIZEN/BUSINESS COMMENTS:**

Mayor Fraser noted a comment from Walt Peter, who wasn't present. Council member Grewe read the email received from Walt Peters of 34989 Williams Gap Road. 'Good evening, my name is Walt Peters. I reside at 34989 Williams Gap Road, Virginia, 20141. Due to surgery I'm unable to appear in person but I ask that these comments be put on record. As we said last week, my discussion with the council members following the Wednesday work session related only to the status of the agriculture tourism commercial language, at no time did any council members make promises regarding the status of property. During the 12 years of notification and clarification of the property status, no favouritism has ever been shown, in fact the opposite has been the case. Second, some thought I suggested the town owed Beverley a retirement, not so. The point being made was that the agricultural land used by the planning commission effectively eliminated economic value from the O'Toole property. Of course, the town is not responsible for her retirement, likewise it has no right to destroy her property's value. This is what the agricultural land use would do. In contrast, the ATC language as we've seen it does appear to allow reasonable development. Third, one commentator opposed all new development on the east end as it would increase the cost to the town's residents. In fact, a perfect commercial development provides a net financial benefit, thereby reducing burdens on residents. Finally, it was stated there should be no new development in the east end, instead use should be made of the existing inventory but it is highly unlikely that Loudoun County Shopping Centre, Giants Centre, or Shop and Save Centre will receive meaningful redevelopment in the foreseeable future. Likewise, due to parcel size and the existence of income-producing structures, it is also highly unlikely that places such as the Leisure Fitness Outlet Centre or used car lot will see gentrification. So much of the town's commercial inventory will likely remain static for a very long time and will not provide the look and feel that the comprehensive plan aspires to. In contrast, the O'Toole property can be developed in the near term with an appropriate-sized and well-designed project providing an attractive gateway into the town, achieving the quaint small-town nature Purcellville seeks. In sum, while the agriculture land use proposed by the planning commission would be disruptive to Ms O'Toole's property, the agriculture tourism commercial language as presented can allow reasonable development that will advance the town providing a meaningful gateway into the east end of the town. Thank you for your time and attention.'

**DISCUSSION/INFORMATIONAL ITEMS:**

**a. Plan Purcellville Comprehensive Plan, Version 6.0-Review of Council Matrix**

David Mekarski, Town Manager, noted that they hadn't completed 100% of the yellow comments. Council member Stinnette confirmed that they were on line 207 on page 17 of the copy provided by Diana Hays, Town Clerk/Executive Assistant, and this would go to page 74 in the comprehensive plan. Council member Stinnette stated that this deals with the planned elements and Council member Ogelman proposed an update or adjustment to the language on item 14. Council member Stinnette confirmed that this carried on the review made previously to adopt the staff language to look at full long-term costs and second and third order effects as impacted on tax and traffic. Council member Stinnette recommended that they take the language previously adopted and repeat it again. Council member Stinnette referred to the proposed language for page 76. Council member Ogelman asked if there was an environmental impact in the statement. Council member Stinnette confirmed it didn't overtly say this and it was suggested that this could be included. Council member Stinnette proposed that the first sentence be changed to 'For any given project, proposed development or policy change, the town shall do a fiscal impact analysis and reasonably and objectively identifies all associated lifecycle governmental costs and revenues, including primary, secondary and tertiary costs and revenues as well as potential environmental impacts.' Council member Grewe asked if this could be put in the next sentence. Council member Ogelman confirmed that he was happy with this. Council member Stinnette referred to the language proposed last week and confirmed the changes would be made on page 74 and 76. Council member Stinnette confirmed line 5 would read, 'parks and recs, environment and any other town services.'

Council member Stinnette then looked to line 208. Council member Grewe confirmed that no change was required.

Council member Stinnette next looked to sheet 19, line 231, noting that staff recommended that this be accepted.

Looking at line 232, page 76, bullet 11, Council member Grewe proposed a minor change of saying that there can be adequate facilities rather than there is, and this would have to be provided prior to the development. David Mekarski noted that paragraph 11 talks about public facilities and that they added some language as recommend by the Attorney General about public facilities to make it part of bullet 12. David Mekarski referred to the handout for page 76 for line 230. Council member Stinnette confirmed that this related to bullet 15 but that the amendment was for bullet 11. It was stated that while bullet 15 heads in the right direction, they would prefer to make the change. Sally Hankins, Town Attorney, suggested that 'adequate public facilities ordinates have legal issues attached to it' should be fleshed out before the language be adopted. It was suggested that staff come back with revised bullets 11 and 12 with the recommended language for council review.

Council member Stinnette then looked to line 236, page 77, bullet 14. Council member Grewe stated that his suggestion was that the bullet be deleted and that this was in line with staff comments. Council member Stinnette was unsure if the language should be removed from the comprehensive plan given that they are still in the process of it and are likely to adopt the plan before it's finished. It was noted that they are interviewing 2 consulting firms to do a detailed set of analysis and needs analysis, which will be reported to the council in the next few months. Council member Grewe retracted the suggestion for deletion and it was confirmed that no change was required.

Council member Stinnette next looked to line 237, page 78, paragraph 4. Council member Stinnette confirmed that they discussed with staff deleting Hirst East and East Main out of the paragraph. Council member Stinnette noted that the query was what objective evidence they have to support the west end and downtown south focus areas have room to accommodate affordable housing. Council member Stinnette explained that the plan only puts in the minimum required by the commonwealth in terms of restoring affordable housing and it puts a wedge in the plan to develop an affordable housing annex to address the question. Council member Stinnette

stated that there is an option for aspirational redevelopment on the west end, which has been acknowledged. Mayor Fraser added that it seemed someone had gone out to say they all have room to accommodate affordable housing and wondered what had made them reach that conclusion rather than putting that it maybe seems to be able to accommodate it. Council member Stinnette agreed that they could instead put 'there are a few areas that appear to have the room to accommodate affordable housing.'

Council member Stinnette next referred to line 238, page 78, and confirmed that staff were prepared to accept Council member Ogelman's comment, confirming that it would read 'demand for housing and homes in Purcellville has been high and the plan anticipates the demand to continue to be strong in the future.' Council member Ogelman noted the use of passive voice and commented that he was unsure of saying 'the plan' at this stage, asking who was anticipating this. Council member Stinnette confirmed that this is the council's comprehensive plan so they could either make this explicit or delete the sentence, but that they shouldn't say it is the planning team as they won't be adopting the plan. Council member Ogelman confirmed that he didn't unequivocally anticipate the demand and felt there is uncertainty around it. Council member Stinnette suggested that they delete the sentence. Council member Bledsoe noted his disagreement as the market forces are larger than the town, so how they deal with this demand is important.

Mayor Fraser suggested that they cite the source of the statement around the demand for housing in Purcellville, adding that he understood the reticence to be associated with a claim if they don't believe it. Council member Bledsoe confirmed that any economist would confirm this and offered to help find the correct source. Council member Stinnette commented that they have picked the McBride Dale Clarion estimate, and there were 4-5 options for demand in the out years. Council member Stinnette stated that most estimates suggest an increase for demand in housing over the course of the plan. Council member Stinnette stated that he understood the argument against this and recommended they instead say that demand for homes in Purcellville has been high and not mention this continuing in the future. Council member Ogelman clarified that he was happy for the statement to be referenced to a specific source. Council member Stinnette recommended that the sentence be reworded to, 'Demand for homes in Purcellville has been high and the plan anticipates it to continue to be strong in the future, see page 17,' which refers to the study. Council member Ogelman noted the need for transparency in terms of sources and that he would bring this comment up again.

Council member Ogelman commented that he was happy for the planning team to cite the study. Mayor Fraser queried why they don't leave it as the planning team in the document. Council member Grewe explained that this isn't the planning team's plan and that mentioning the team would be moving the ownership elsewhere, which isn't good governance in terms of leadership. Council member Grewe noted that Council member Bledsoe and he could come up with a list of studies that look at the increasing of demand on housing in Loudoun. Mayor Fraser explained that the question is around what data the statement is based on and asked why they don't just cite the source. Council member Ogelman challenged this as citing one source means it can be queried. A response to Council member Grewe's comment was raised, stating that it's transparent to put sources out there, and saying the plan in early 2016 examined population growth projections makes no sense. It was stated that there are instances where study groups have taken action, and this should be demonstrated. Council member Stinnette noted the reference on page 78 and confirmed that Council member Ogelman was in agreement that the sentence could remain as it was but to refer to page 17 at the end. Council member Ogelman confirmed he was okay with this but he challenged mention on page 17 of the plan in early 2016. A question was raised of who the planning team is, to which Council member Stinnette stated they don't need to refer to the planning team as they refer to page 17.

Council member Stinnette noted Council member Ogelman's concern on page 17 but questioned where this was. Council member Ogelman confirmed that his comments referred to the last sentence of the first paragraph on page 17, stating that the document only works if they are transparent about who has done the documenting. Council member Ogelman requested that the line read 'the planning team in early 2016 examined the population growth projections and used these to distill the potential market demand for the Purcellville area until 2040.'

Council member Stinnette then looked to line 239 and Council member Ogelman's comment regarding page 78 and the plan elements. Council member Stinnette noted that Council member Ogelman had rewritten the paragraph. Council member Stinnette confirmed he accepted the adjustments, with the exception of 'acknowledging', which should be 'acknowledges', and instead of 'detailing Hirst East, West End, Downtown South and East Main', they can say 'There are a few areas that have room to accommodate affordable housing'. Council member Grewe noted that this had been battled several times and asked if they could look to shorten this. Council member Stinnette explained that the reason they don't want to shorten this is because they are tracing an early narrow line in terms of compliance of the comprehensive plan with commonwealth expectations for affordable housing. The language was informed by Sally Hankins's review of the affordable housing requirement. Construction, rehabilitation and maintenance of affordable housing must be put in place, and Council member Stinnette argued that it would have to remain up to 'There are a few areas that have room to accommodate affordable housing'. Council member Stinnette noted they could debate Council member Ogelman's proposed changes, but anything up to that point was in line with the minimum set required to demonstrate they comply with commonwealth requirements.

Council member Grewe confirmed that he was comfortable with what was in the proposed plan but queried the adjustments as he felt the details restrict options in the future. Council member Grewe commented that a case could be made that they are not making provisions as options for affordable housing decrease and then a legal case could be made against them. Council member Ogelman felt that it wasn't disputable that this was the kind of residential property that people preferred and stated that they could take out all the different forms of housing and state that they would accommodate affordable housing. Council member Ogelman suggested if they list all the types of housing and they have data from the public about what housing they prefer then it would only be proper to include these. Council member Stinnette confirmed that the second sentence in Council member Ogelman's suggestion was clarifying language and he agreed with the addition as it clarifies there are a number of options. Council member Ogelman agreed that he felt the text identified just one way of doing housing and wondered why they would limit their options.

Council member Grewe suggested that it be simplified and state that there are options to address the affordable housing issue, including construction, reconstruction and alternative policy choices such as subsidies to address the affordable housing issue. Council member Ogelman commented that this was specifying only a couple of options and glossing over the rest. Council member Grewe argued that he was specifying what Council member Ogelman had written, which Council member Ogelman disputed. Council member Stinnette suggested that they keep Council member Ogelman's first and second sentence, then go to 'the plan also highlights that there are a few areas that have room to accommodate affordable housing' and then delete everything after this. This change was accepted.

Council member Stinnette then looked to line 240, page 78, which is an addition proposed by Mayor Fraser to paragraph 3. Council member Stinnette agreed with Mayor Fraser's addition and it was agreed that they keep Mayor Fraser's language.

Council member Stinnette next referred to line 244, page 79, which was raised by Council member Ogelman. Council member Stinnette confirmed that Council member Ogelman had requested bullet 1 become bullet 4. Council member Ogelman explained that the logic of restructuring the bullets was so they reflect the citizen input received. It was noted that this change related to lines 244-248.

Council member Stinnette noted that the changes proposed in lines 249 and 250 were accepted.

Council member Stinnette then looked at line 251, page 80, which was raised by Council member Grewe. Council member Grewe confirmed that he had discussed this with staff and no change was required.

Council member Stinnette next referred to line 256, page 81, which was raised by Council member Bledsoe who had commented that Gateway Shopping Centre is designated as a private, historical structure. Council member Bledsoe noted the staff comments, which were accepted.

Council member Stinnette then looked to line 257, which Council member Bledsoe confirmed no change was required.

Council member Stinnette next looked to line 259, page 82, which was a comment to add a further bullet. Council member Grewe noted that Mayor Fraser had commented he was uncomfortable calling out specific landowners and explained that this was a noted piece of property, asking if they should say they want to work with Crooked Run Orchard to keep this in line with the document. It was agreed this was a good change. Council member Stinnette confirmed the change as 'Use collaborative efforts to work with Crooked Run Orchard' and to remove the owners of.

Council member Stinnette then looked to line 270, page 84, which was raised by Council member Grewe, who suggested bullet 4 state 'Update the Greenhouse Study at regular intervals to track changes' rather than stating they would conduct a new study. The change was accepted.

Council member Stinnette next referred to line 274, page 85, which was raised by Mayor Fraser, who requested an additional bullet on working with private entities to identify advanced green economic development opportunities, such as vertical farming, urban sequestration, wetland and nutrient litigation credits banks and others. Council member Stinnette commented that they couldn't do vertical farming averaging if they do the nutrient litigation credits banks. It was clarified that they could only do this in the designated area. Council member Ogelman commented that he didn't read the comment as an instruction to do all these, but to instead have a concept to show what this may look like. Council member Stinnette agreed to adopt Mayor Fraser's amendment.

Council member Stinnette then looked at line 278, page 86, which was a suggestion to add the statement 'alignment with VIDA, FAA and other stakeholders to address the impacts on the town for the adoption of drones, autonomous vehicles and other transportation innovation'. A proposal was made that this instead read 'Prepare the town for transportation innovations, such as...'. Council member Grewe asked if they could instead just mention transportation innovation. Council member Ogelman felt that having some examples that aren't limiting but add texture would be beneficial. Council member Grewe stated that his concern was putting specific examples in tie them in and timestamp the document, which can date the plan. Council member Ogelman explained that using 'such as' can help prevent this. Mayor Fraser confirmed that his intention was to have an aspirational statement with examples, and suggested it be inserted in the second to last paragraph. Council member Stinnette confirmed that they would add bullet 12 on page 89 to read 'align with VIDA, FAA and other stakeholders to assess impact and prepare town for transportation innovation, such as autonomous vehicles and drones.'

Council member Stinnette looked at line 279, page 86, regarding the first bullet on route 7 bypass, and it was confirmed that no change was required.

Council member Stinnette next referred to line 281, page 87, which was raised by Council member Bledsoe. Council member Bledsoe noted the mapping and, that if it was to be included in the plan, it references interchanges and intersections that don't exist or shouldn't be highlighted. Council member Bledsoe added that there was no explanation of what A, B and C in the legend means. Council member Stinnette explained that it was laid out in the transportation plan and explained that B is 267 interchange and C is what is being done at Berlin Turnpike. It was confirmed that A was outside of the town boundary. Council member Bledsoe requested they include these references, and the suggestion was accepted. Council member Bledsoe asked why A was referenced, to which Council member Stinnette explained that this is an option that affects the Main Street thoroughfare. It was also noted that the council took a vote to recommend to the county to drop the northern collector road, the transportation plan hadn't been modified. Council member Bledsoe stated that they needed to be consistent between their policies they've advocated. It was noted that the map was taken from the adapted transportation plan and a footnote could be added to state that the council recommended the removal of it. Council member Stinnette confirmed that a different color was needed for the road to state that it is not recommended by the town.

Sally Hankins commented that she was unable to see where the map was referenced other than in a historical context and wondered if it needed to be included. Council member Stinnette stated that the map reflects what is currently in the transportation plan and includes recommendation from the currently adopted plan. Council member Stinnette explained that they are just representing what is in and that he was suggesting the east-west running road north of route 7 and stated that it's not recommended by the town. Council member Bledsoe suggested that they reference the council decision.

Council member Stinnette next looked to line 285, page 89, which was raised by Mayor Fraser who wished to add a bullet 19 on the partnership with key stakeholders on assessment and adoption of drones for public safety considering agricultural, recreation and other business uses. Council member Stinnette noted that staff have stated they don't recommend adding the drone reference, adding that the drone bullet was already included in bullet 12. Mayor Fraser accepted that no change was required.

Council member Stinnette referred to the orange box on page 89 regarding bullet 17, with the question being if this was consistent with the new proffer language. Council member Stinnette explained that they asked Sally Hankins to research item 17 and that the language requires impact fees, which staff wouldn't recommend these without a recommendation from a consultant that the town enter into such a process. Council member Stinnette continued that impact fees are not able to be charged retroactively and can only be recouped for the specific impact they create. Council member Stinnette noted that the staff therefore recommend specific references to the development agreements and that the impact fees be deleted. Council member Stinnette asked if they require that all new developments provide a fair share contribution, to which Sally Hankins stated that they couldn't use 'require' and instead suggested 'seek all possible sources of revenue, including revenues from proffers'. David Mekarski asked if instead of mentioning proffers, if they could say 'in negotiating rezonings then the town will consider all the long-term impacts.' Sally Hankins confirmed that proffers need to be voluntary, and they currently have the authority to collect impact fees but they can seek all private sources of revenue.

Council member Stinnette suggested that the wording be 'seek all available options to encourage all new developments provide a fair share contribution for offsite improvements as shown in the transportation plan and/or construction of new roads shown in the transportation plan when the new thoroughfare is located on site.' It was suggested that long-term impacts need to be mentioned. Sally Hankins suggested that they mention encouraging full mitigation, to which Council member Stinnette recommended 'seek all available options to encourage all new developments provide a fair share contribution (long and short-term) for offsite improvements and full mitigations.' Sally Hankins felt 'contribution' was problematic and suggested that she bring back the recommended wording tomorrow.

Council member Stinnette next looked at line 286, page 89, which was raised by Council member Grewe regarding bullet 13. Council member Stinnette noted the suggestion of considering permanent commuter parking lots within the town. Council member Stinnette explained that the planning commission wasn't considering long-haul commuters and instead thinking of short-haul commuters, and to try and consolidate bus stands and have them in one place. Council member Grewe suggested that if a commuter parking lot were put in the town, they would still have to get there, so until the pathway system is built, commuters are still driving a car. Council member Grewe added that they are a small town in terms of acreage and felt the benefit of a parking lot would be more of a benefit for those out of town. Council member Grewe stated if they could have this lot on the edge of town then it would be easier, relative to the available landscape. Council member Stinnette suggested 'consider the consolidation of commuter pick-up spots within the town,' which was accepted.

Council member Stinnette then referred to line 289, page 90, which was raised by Council member Grewe regarding bullet 2. Council member Grewe suggested deleting 'for horses' and 'parking for horse trailers' as this would take up a lot of space on narrow roads. Council member Grewe stated that he was in alignment with staff comments and that most horses in the town are stabled out of town. Council member Ogelman asked if they changed the part about it being town and to just acknowledge the Aberdeen property. Council member

Grewe recommended that 'for horses' be deleted in bullet 2, and the last sentence with 'equestrian activities should also be considered for the Aberdeen property.'

Council member Stinnette next looked to line 300, page 97, which was raised by Mayor Fraser to change bullet 8 to read 'monitor the marketing plan to attract businesses and residents to share the town's vision.' The amendment was accepted.

Council member Stinnette then looked at line 313, page 100, which was raised by Mayor Fraser to add 'and is supported and approved by a majority of citizens' into bullet 5. Council member Stinnette asked how they would get the approval of majority of citizens other than by voting for council members. It was noted that the plan would have to go through a public hearing where they would gauge citizen input, so this was a natural means of soliciting this. Council member Stinnette suggested that they amend this to 'and is supported by the majority of citizens', which Mayor Fraser accepted. Council member Ogelman asked if they were affecting a legislative process. It was noted that, as an aspirational document, the council are stating they will do their best to represent the citizens of the town and therefore isn't litigious. Council member Grewe asked if they could use a better word in place of 'majority' as this has an electoral tone to it. Sally Hankins commented that there was a case file at odds from what they are proposing that talks about basing decisions on whether or not the majority is reasonable, and wondered if they could instead add to the sentence. Council member Stinnette suggested they could include 'considering community input' into the amendment, and it was agreed this amendment would be applied to bullets 4, 5 and 6.

Council member Stinnette next looked at line 327, page 71-91, and asked Mayor Fraser if he was looking for separate maps on each of these locations. Patrick Sullivan suggested they could have a map with each location on. Mayor Fraser explained that he wanted to ensure there was a reference of the locations for anyone reading the plans in the future. Council member Stinnette confirmed that a map with the location pointed out was therefore required, and suggested they add a new page 72 before economic development with a map of the town that marks all the locations. Council member Bledsoe noted the facilities map on page 77 that could be enhanced. Council member Stinnette confirmed they would go to the consultant and ask that they reimagine and simplify the map on page 77 to ensure these locations are included. A question was raised about the watershed and asked what was meant by this. Mayor Fraser confirmed that this was the 1,200 acres of the parcels that they own, including the reservoir. A further question was raised to ask what McDonald Park was, which Mayor Fraser explained is the park that was donated by the Bowmans.

Council member Stinnette next looked to line 329, page 9-11, which was raised by Council member Ogelman. Council member Ogelman stated that he would like a chronicling of mixed-use categories into the process. The staff comments on this replied to the question and it was asked if staff could work this explanation into a paragraph. Council member Stinnette explained that this was done in phase 3 where they introduced the concept of mixed-use in those assessments, and that Council member Ogelman was asking for this to be acknowledged in the phase 3 language. Council member Stinnette confirmed the wording as 'the planning team drafted a set of critical theme alternatives to include mixed-use and conducted a planning exercise where 5 development scenarios were created by small groups of participants.'

Council member Stinnette then looked to line 330, confirming that this would be put in the back and it would be replaced with Council member Ogelman's suggestion of having an executive summary. It was confirmed that no further changes were required other than those previously discussed.

Council member Stinnette next referred to line 334, the table of contents, which he explained the comment regarded rearranging this. Council member Ogelman stated that he was happy for the bullets to be rearranged.

Council member Stinnette then looked to line 336, which was raised by Council member Bledsoe regarding the comment plan being referred to as the 2020 comprehensive plan. Council member Stinnette explained that the plan refers to the year it will be implemented in. Council member Bledsoe stated that the plan is aspirational and wondered if it should refer to the timeline through to 2030. Council member Stinnette suggested that this could instead be referred to as the 2030 comprehensive, which was accepted.

Council member Stinnette noted that the next point had been covered by the designation for Chapman for a professional office and that no further actions were required.

Council member Stinnette noted a public comment stating that throughout the 5-year process, the planning commission didn't entertain the idea of upping growth completely. It was confirmed that no change was required on this.

A comment was raised regarding the map that went out for the public hearing and the circling of the land. Council member Stinnette confirmed that this was incorrectly designated and that in the 2025 plan it was residential multi-family, and in the current plan it needs to be multi-family. Council member Stinnette suggested that this was a colouration issue and recommended that this be checked with the consultant.

Council member Stinnette referred to line 272, regarding the bullet 8 edits on page 84 and asked if this had been done following Mayor Fraser's comments made on 13<sup>th</sup> January. Council member Stinnette noted that Mayor Fraser had asked to add 'collaboration with USDA, federal state and county and private entities to pursue funding to maintain and preserve the watershed reservoir property for recreational and environmental sustainability uses.' Mayor Fraser noted that the staff recommendation was to accept this.

Council member Stinnette noted a report from Council member Grewe and the BAR regarding page 9 of the updated change matrix, line 89, 100-102. Council member Grewe noted Council member Bledsoe's questions regarding shingles and the transparency on street facades. Council member Grewe stated that he had reached out to the Board of Architectural Review and he had received a variety of feedback. Council member Grewe confirmed the BAR reviewed it and hold to the positions, but they don't necessarily require them to be part of the plan so long as they are either in zoning or design guidelines. Council member Grewe explained that the one issue was that they interpreted the zoning documents as incorrect as they should be in the design guidelines, adding that these come out of the zoning, so he didn't feel there was conflict here. Council member Grewe stated that as long as these are supported to be documented into applicability, they are willing to take them as long as they go in. On the issue of transparency, Council member Grewe noted that 'at least' was fine and was therefore aligned with Council member Bledsoe's suggested edit on bullet 4 on line 101. Council member Grewe noted that, on line 102, the BAR only scopes commercial, multi-family, institutional or business, they don't do single-family or attached family homes, so this was out of scope for them.

Council member Ogelman noted line 101, bullet 4, and that he believed it was the consensus of council to put in 'at least 50%'. Council member Stinnette commented on Council member Ogelman's point regarding putting in more specificity and that this would help guide the zoning ordinates, and that this evolved to where they came up with this. Council member Stinnette noted that the language came from the BAR. Council member Ogelman stated that the staff recommendation is to not put this in as it is a zoning issue. Council member Grewe confirmed they had argued that it should be part of the design guidelines, which is a sub-set of zoning. Council member Ogelman confirmed that he supported leaving the language in but making sure it looks aspirational.

David Mekarski referred to page 27 and asked if any changes to the text were proposed. Council member Stinnette recommended that the planning commission adopted the language given to them by the BAR, which was why it was put in, so they now need to consider if they wish to be that specific. Council member Bledsoe stated that this was making the aspiration less ambiguous. Sally Hankins confirmed that the plan is a strategic and aspirational document, and that she feels examples are useful because the zoning administrator has to administer the document for years to come. Sally Hankins continued that having a sense of what was in the mind of those who adopted it is helpful. Council member Ogelman noted that there were changes from line 99 and 100, asking if those changes were being maintained. Council member Stinnette confirmed that they would as they didn't change the input from the BAR. Council member Stinnette stated that he was inclined to support the BAR recommendation and page 27 should therefore remain as 'recommended by the planning commission'. Council member Bledsoe agreed with this and stated that if they could make it clearer that the




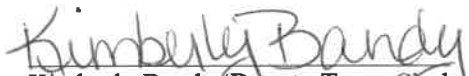
document is aspirational then this would be helpful. It was confirmed that no changes were required for page 27.

Mayor Fraser asked if charging stations had been raised in relation to supplementing gas stations. Council member Stinnette confirmed this had been discussed and they didn't feel they needed to address this within the plan as the language had already been inserted in with the mention of autonomous vehicles. Council member Stinnette continued that the issue with autonomous vehicles is that they have a legacy road design and also the promulgation of the GHz band that will be required to accommodate those vehicles. Council member Stinnette stated that they felt the realisation of this was highly aspirational and probably beyond the time horizon of the plan.

**ADJOURNMENT:**

With no further business, Council member Greenly made a motion to adjourn the meeting at 9:04PM. The motion was second by Council member Ogelman and carried 7-0.

Submitted by TakeNote.

  
Kwasi Fraser, Mayor  
Kimberly Bandy Deputy Town Clerk

