TO: Mayor and Town Council, Town of Vienna

FROM: Walter I. Basnight, Jr., Chair
Planning Commission, Town of Vienna

DATE: April 17, 2017

RE: Recommendation by the Planning Commission to the Town Council on proposed article language amendment to Article 2: Definitions of Chapter 18 of the Code of the Town of Vienna

The Planning Commission met on Wednesday, April 12, 2017, and continued a Public Hearing regarding the above referenced item. Following the conclusion of the Public Hearing, the Commission voted to accept additional changes to the amendment language previously recommended to Council as follows;

1. Page 6, definition of "finished lot grade": The final sentence should read "The Director of Public Works may waive the three foot lot deviation requirement, if deemed to be for good cause and not contrary to the public interest."

In addition, there are two definitions which were suggested by Council but which the Planning Commission decided not to recommend. They are:

1. Page 10, definition of "public engagement plan"
The Planning Commission had previously suggested that in lieu of a required public engagement plan the Planning Director just add to his list of pre-application items a suggestion to the developer that he/she makes public outreach a priority. The alternative suggestion was made given the fact that the Town Attorney opined that the Town couldn't require a Public Engagement Plan beyond the required public hearings. This is in contrast to "Multimodal Transportation Impact Analysis," which the Planning Commission agrees to require under MAC procedures.

2. Page 10, definition of "recycling station"
The Planning Commission did not think a definition with dimension for recycling center was necessary given that every site may handle it differently. Additionally, the Commission agreed that it is not necessary to include these items as they will not provide a full incentive by providing only a recycling station. The full incentive is eligible mainly with collection of multiple features.