

**MINUTES – SPECIAL MEETING
BOONE TOWN COUNCIL
APRIL 21, 2009**

A special meeting of the Boone Town Council was called to order at 5:00 p.m. in the Council Chambers, 1500 Blowing Rock Road. Mayor Loretta Clawson presided. Council members present were Mayor Pro-Tem Lynne Mason, Liz Aycok, Rennie Brantz and Stephen Phillips. Town Attorney Sam Furguele was also present. Staff present were Town Manager Greg Young, Town Clerk Freida Van Allen, Assistant to the Manager Jim Byrne, Public Utilities Director Rick Miller and Public Services Director Blake Brown. Planning Commission members present were Chairman Bunk Spann, Shawna Rhyne, Eric Woolridge and Brent Scantlin. Planning Staff present were David Graham, Ricky Hurley, Brian Johnson and Jane Shook. Mr. Craig Lewis of the Lawrence Group was also present.

The purpose of the meeting was to go over final comments on the DRAFT Land Use Master Plan.

Staff Concerns/Questions regarding the DRAFT Boone 2030 Land Use Master Plan

Should “summary recommendations” be titled “action items”? **After some discussion Council decided that the words “action items” should be used.**

In the Summary Recommendations should year 1/year 2-5/year 5-10/on going be replaced with actual year (2009, 2010 etc.)? **Council decided that actual years should be used.**

Year 1 in the Summary Recommendations contains a great deal of work-not all may be able to be accomplished in the time line presented. **Craig Lewis suggested completing the summary recommendations in year one during the next two years. Council agreed.**

Does Town Council agree with the Summary Recommendations? For example: one recommendation is to prohibit building within the 100 year floodplain. **Craig Lewis reminded that specific context sensitive regulations will be developed in various parts of Town.**

How does the L.U.M.P. address the following environmental issues:

Water Supply Watershed – **Council agreed that the LUMP should address the water supply watershed and the new raw water intake.**

Raw Water Intake for the Town of Boone – **Council agreed that the LUMP should address the water supply watershed and the new raw water intake.**

Flooding and hazard mitigation (Public Safety) – **Council agreed to “restrict” rather than “prohibit” development in the floodway.**

Moving buildings out of floodway – **Council agreed that the 2004 Dewberry & Davis study should be referenced in the LUMP and that regulations should be developed to move buildings out of the floodway. Craig Lewis again reminded Council that the LUMP is just a guidance tool and that specific context regulations will be developed.**

The Kellwood/Happy Valley area density should be reconsidered due to Water Supply Watershed WS-IV (SF 1 dwelling unit per every half acre, and all other development at 24% built upon area). **Craig Lewis said he would review the area once again.**

Were public utilities (water and sewer) considered in the creation of the Framework Plan.

Craig Lewis responded that utility maps were reviewed as part of the framework. Mayor Pro-Tem Mason said a water/sewer extension plan will be developed once the LUMP is completed.

Other watercourses through Boone are not mentioned.

“When the New River was officially designated as one of the fourteen American Heritage Rivers on July 30, 1998, by the President and Vice-President of the United States in Ashe County, North Carolina, fifteen thousand people came out to celebrate in a field beside the river.” (State of the New River 2001)

Winkler’s Creek supplies the Town’s water intake and needs to be addressed as a priority – **Council agreed that both the New River and Winkler’s Creek should be mentioned in the LUMP.**

Page 39 notes 30 ft. stream buffer (current Town requirement), current Town requirement is 25 ft. stream buffer except in the Water Supply Watershed which is then 30 ft. – **Council noted that the varying buffer ranges should be mentioned in the LUMP.**

The O – 2 Reserved/Conservation Lands (medium green on the Framework Plan) notes that the maximum density appropriate is 1 dwelling unit per 10 gross acres. Is this an appropriate density for such a large area? – **Council decided to have Jane Shook study this further before a final recommendation is made.**

Chapter 5: Environmental Sustainability – The Urban Forest Management Plan reference on page 48 reads as if the Kraut Creek Committee is developing the plan. There should be separation of the Town and The Kraut Creek Committee. A reference needs to be made that this is the efforts of the Boone Tree Board and staff. The LUMP should reference the Urban Forest Management Plan as a major priority in Environmental Sustainability. A section should be provided for some of the Smart Growth principles of Urban Forest Management. Mention should be made that the recommendations and actions of the Urban Forest Management Plan should be used in conjunction with Land Use Master Plan. – **Council agreed that the Urban Forest Management Plan should be a major part of the LUMP and that the Town of Boone should be credited for developing the plan.**

In Chapter 5: Environmental Sustainability – Implementation Recommendations page 49 it is suggested that minimum buffer widths may be 50 feet may be appropriate in the more urbanized areas – this may need to be discussed along with development in the 100 year floodplain (possible restriction of manufactured home parks). – **Council agreed that manufactured homes should be allowed within the floodplain if they are placed on permanent structures; however, Council also agreed that regulations will have to be developed.**

In Chapter 5: Environmental Sustainability – Best Practice for Development of Slopes page 57 notes that there is no single agreed definition of “steep slope”, yet the Town currently does define steep and very steep slopes within the current Unified Development Ordinance. **Council agreed that the current definitions should be used.**

In Chapter 5: Environmental Sustainability –Slope Stability and Landslides page 58 recommendations include “require geotechnical analysis” on slopes greater than 40%. The Town currently requires a geologist or a geotechnical engineer to evaluate site specific development on slopes greater than 30% and a geotechnical engineer to evaluate all site specific development on slopes greater than 50%. **Council agreed that the current definitions should be used.**

Chapter 6: Transportation – Downtown Transportation page 73 recommendations include: utilize reverse angle parking and to use parking revenues for downtown improvements. These items may be discussed before adopted as recommendations for the downtown area. **Council agreed to change the word “utilize” to “consider” and that parking revenues should be placed in the general funds and used for all Town services, and not specifically for downtown improvements.**

Chapter 6: Transportation – US 421/East King Street page 74 discusses the widening

project that has begun right-of-way acquisition – is this section still applicable? **Council agreed that the section is still applicable, but noted the project should be completed by August 2010.**

Chapter 6: Transportation – US 321 South page 76 recommendations include “develop a plan for an Urban Boulevard” this may need to say “consider a plan for an Urban Boulevard). **Council agreed to “consider” an Urban Boulevard.**

Chapter 6: Transportation – Other Roadway Recommendations page 77 second to last paragraph notes the proposed connections are not intended to improve overall multi-modal access within the areas – how are those improvements considered to improved multi-modal access? **Craig Lewis said he would clarify this later with Blake Brown via email.**

Chapter 6: Transportation – Transit Recommendation Map 6.7 Transit Recommendations page 81 shows the New Appalcart Facility to be located off of the 105 Extension. Is this supposed to be the new facility off of the 105 Bypass? **Council agreed that the facility is supposed to be located off the Highway 105 bypass.**

Chapter 6: Transportation – Bicycle and Pedestrian Access and Mobility page 82 asks the Town to “recommit” to the 1994 Boone /Blowing Rock Alt. Transportation Plan. With planning underway to on a separate pedestrian master plan to be followed by a separate bicycle master plan, would it be more appropriate to say the town is committed to alternative transportation? **Council agreed that it is committed to alternative transportation by the recent adoption of the sidewalk prioritization and bicycle plan. Craig Lewis said he could re-word to show the commitment.**

Chapter 6: Transportation – Pedestrian Recommendations Map 6.9 Pedestrian Initiatives Overview page 84 does not include recent sidewalks as shown on the sidewalk priority map and shows sidewalks on Rivers where they already exist. **Council agreed that recent sidewalks should be shown.**

Chapter 7: Downtown Boone Urban Design and Retailing Principles for Downtown page 97 advocates the use of three dimensional signs. Current UDO prohibits three dimensional signs (Section 326 [a][12]). **Council agreed to allow the Planning Commission to study three dimensional signs.**

Chapter 8: Focus Areas – Overview page 99 recommends that developments should mix uses both horizontally (within sites) and vertically (within buildings), where appropriate. Question-is Boone open to mixing uses horizontally? **Craig Lewis said this is a general narrative and that frontages and primary streets will be identified later.**

Chapter 9: General Recommendation – Historic Preservation page 113 needs to include landmarks for the established Historic Preservation Commission. **Council agreed with this recommendation.**

Chapter 9: General Recommendation – Historic Preservation page 113 what is the difference between Local Historic and Local Preservation Districts. Clarification may be needed. **Council agreed that the terms are one in the same and that one term should be used.**

Chapter 9: General Recommendation – Design Guideline page 114 recommends that design standards to all buildings, seems to imply single family. Clarification may be needed. **Craig Lewis said this does not apply to single family homes and that he will clarify.**

Chapter 9: General Recommendation – Vistability and Universal Design page 115 is this for information or a recommendation. Were these concepts brought up during the charrette? If it is a recommendation how does the Town incorporate the standards? **Craig Lewis said this was for information but that Council should incorporate these standards in the UDO in the future.**

Concerns/Questions from **Ricky Miller**, Public Utilities Director:

Water and sewer infrastructure are not mentioned. I am hard pressed to believe any type of redevelopment will not require these needs to be addressed. Dependant on location, new or upgraded utilities may be required. While our existing watershed in the Kellwood area is mentioned in the document, no specific restrictions are noted. There is however the statement that this area is most likely where the Towns' future growth should be. This should be considered carefully as future development could adversely affect our drinking water supplies. Many of our existing sewer mains are installed along the stream and creeks within the Town. Any modifications to these areas or their buffers will require coordination with our department to prevent possible sewer spills into our streams.

Mr. Miller noted that the above was addressed earlier in the meeting.

Concerns/Questions from **Blake Brown**, Public Works Director:

I do have a problem with there being nothing said or applied towards flooding of our streets, streams and structures. Storm water infrastructure or erosion control and run-off. Storm water maintenance is not something that a group should not dictate. It should be Town Council that makes these decisions.

Council agreed that the Dewberry & Davis study should be reviewed by Craig Lewis and incorporated into the LUMP if at all possible. Council also agreed that the narrative from the stormwater study should be included in the LUMP.

Concerns/Questions from **Eric Woolridge**, Planning Commission member:

Page 42/42 – The Oak Street/Windy Drive and Faculty Street area is shaded for single-family and it should be shaded for multi-family. **Craig Lewis said that is reflective of the current zoning.**

Page 57 - Felt the Town should develop a mountain road standard. **Blake Brown presented the Town's design standards, which includes mountain roads, to Mr. Lewis and Mr. Wooldridge.**

Page 70 – Felt the side path on the design was hazardous. **Craig Lewis said the side path design is preferred by avid bicyclists if there is no curb cuts. If curb cuts are present an on-street bike land is preferred.**

Concerns/Questions from **Bunk Spann**, Planning Commission Chairman:

Specific Suggestions:

Page 3- “two priority areas for future development – downtown and U. S. 321 corridor.” Should this statement also include both development and redevelopment as well as the 421 and 194 corridors? Let p. 3 and 13 state the same corridors for development. **Council agreed.**

Pages 5 and 12 – here you state what the LUMP is designed to do. Would it also be helpful to say what it is not intended to do on p. 5 as well?

Page 36 – See “Generalized Land Use Type for Transit Zones” graphic –Why is Heavy Industry seen as appropriate for T3-T6, especially T4-T6? Note: how do the land uses here correspond with the “Framework Summary Plan” on page 37?

Page 37 – What does the vertical set of graphics down the left side of the “Framework Plan Summary” mean? I see partially hidden numbers 1,2,3,4,5,5, but not clear what they correspond with?

Page 37 – Is the “Framework Summary Plan” properly located in the document? Or should it appear at the end of the “Framework Summary Plan” following page 38

Overall Concerns

Readability of graphics copy

2. Factual consistency between sections, e.g. number of people participating in charettes, highway corridors recommended for development, etc.

Ability to print out high quality copies for use by all stakeholders

Before adjourning, Council member Mason felt that all future ordinances and revisions should reflect the Land Use Master Plan. Council member Mason also suggested using a broader term such as “environmental groups” instead of listing specific groups. There being no further comments the meeting adjourned at 7:18 p.m.

Town Clerk

Mayor