

**TOWN OF FAIRFAX
STAFF REPORT**

TO: Mayor, Members of the Town Council

FROM: Michael Rock, Town Manager 
Jim Moore, Planning and Building Services Director

DATE: July 7, 2010

SUBJECT: Progress on the General Plan Update

DISCUSSION

The Town Council has now received, reviewed and commented on three draft elements of the Town's General Plan update process. These are the **Town Center Element**, the **Circulation Element** and the **Safety Element**.

The Planning Commission has completed reviewing and editing the draft **Open Space, Land Use, and Noise Elements**. These three draft elements are now being forwarded to the Town Council by the Planning Commission via Resolutions #10-02, #10-03, #10-04 as a part of this report (attached). [Please note that these elements, along with the other three elements previously forwarded to Council, will still need finishing touches as articulated below].

- The GPAC ad-hoc subcommittee has completed production of a draft **Conservation Element**; and the GPAC commenced their review and editing of this draft element on June 24th and will be holding a special session on July 8th to move this element forward ASAP.
- The prime consultant has completed updating the draft 2006 **Housing Element**, which staff is currently reviewing prior to forwarding it on to GPAC, Planning Commission and Town Council. The affordable housing strategies in this element have been developed in close collaboration with the Affordable Housing Sub-Committee.

Please note: Subsequent to the two remaining elements having been reviewed by the Town Council, all eight drafted elements will be "packaged" for Council's final review and adoption pending environmental review.

Staff is recommending that the final "packaging" be conducted by a special ad-hoc "super committee" comprised of the Mayor and Vice Mayor, Chair and Vice Chair of the Planning Commission, Chair and Vice Chair of the GPAC, and the Chair of the Open Space Committed (and/or their appointees) to assist staff in the final packaging of the draft General Plan update. Further, staff recommends that the ad-hoc "super committee" meet for a one-time special multi-day retreat in late summer 2010 to accomplish its "final review" work.

Staff anticipates that the balance of outside consulting fees budgeted for the upcoming fiscal year of 2010/11 will be applied toward completing the environmental review of the updated General Plan, once the final compilation of the draft General Plan update is complete.

RESOLUTION NO. 10-02

A RESOLUTION OF THE FAIRFAX PLANNING COMMISSION FORWARDING THE DRAFT OPEN SPACE ELEMENT OF THE GENERAL PLAN UPDATE TO THE TOWN COUNCIL FOR REVIEW AND TO MAKE APPROPRIATE AMENDMENTS

WHEREAS, The General Plan Advisory Committee was given the task of creating a Draft Open Space Element of the Fairfax General Plan Update; and

WHEREAS, The General Plan Advisory Committee worked diligently with staff and qualified consultants to create the initial version of the Draft Open Space Element; and

WHEREAS, The Planning Commission received the Draft Open Space Element of the General Plan Update from the General Plan Advisory Committee, conducted public hearings and performed a complete review of the Draft Open Space Element with subsequent edits; and

WHEREAS, The Planning Commission has now completed their extensive review and edits of the Draft Open Space Element; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby forwards the Draft Open Space Element of the Fairfax General Plan Update to the Town Council for review and editing.

The foregoing resolution was duly introduced and adopted on the 20th day of May, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ATTEST:

Brannon Ketcham, Chairperson

James M. Moore
Director of Planning and Building Services

RESOLUTION NO. 10-03

A RESOLUTION OF THE FAIRFAX PLANNING COMMISSION FORWARDING THE DRAFT LAND USE ELEMENT OF THE GENERAL PLAN UPDATE TO THE TOWN COUNCIL FOR REVIEW AND TO MAKE APPROPRIATE AMENDMENTS

WHEREAS, The General Plan Advisory Committee was given the task of creating a Draft Land Use Element of the Fairfax General Plan Update; and

WHEREAS, The General Plan Advisory Committee worked diligently with staff and qualified consultants to create the initial version of the Draft Land Use Element; and

WHEREAS, The Planning Commission received the Draft Land Use Element of the General Plan Update from the General Plan Advisory Committee, conducted public hearings and performed a complete review of the Draft Land Use Element with subsequent edits; and

WHEREAS, The Planning Commission has now completed their review and edits of the Draft Land Use Element; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby forwards the Draft Land Use Element of the Fairfax General Plan Update to the Town Council for review and editing.

The foregoing resolution was duly introduced and adopted on the 3rd day of June, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ATTEST:

Brannon Ketcham, Chairperson

James M. Moore
Director of Planning and Building Services

RESOLUTION NO. 10-04

A RESOLUTION OF THE FAIRFAX PLANNING COMMISSION FORWARDING THE DRAFT NOISE ELEMENT OF THE GENERAL PLAN UPDATE TO THE TOWN COUNCIL FOR REVIEW AND TO MAKE APPROPRIATE AMENDMENTS

WHEREAS, The General Plan Advisory Committee was given the task of creating a Draft Noise Element of the Fairfax General Plan Update; and

WHEREAS, The General Plan Advisory Committee worked diligently with staff and qualified consultants to create the initial version of the Draft Noise Element; and

WHEREAS, The Planning Commission received the Draft Noise Element of the General Plan Update from the General Plan Advisory Committee, conducted public hearings and performed a complete review of the Draft Noise Element with subsequent edits; and

WHEREAS, The Planning Commission has now completed their review and edits of the Draft Noise Element; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby forwards the Draft Noise Element of the Fairfax General Plan Update to the Town Council for review and editing.

The foregoing resolution was duly introduced and adopted on the 3rd day of June, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ATTEST:

Brannon Ketcham, Chairperson

James M. Moore
Director of Planning and Building Services