

PROPOSED NEXT STEPS

The following proposals are outlined as the work program for the next four to six weeks, based on the various points raised by the committees this summer.

LAND USE COMMITTEE

- Examine the potential for hillside overlay districts as the basis of hillside conservation considerations:
 - With 15 to 25 %, being a transitional area having one set of standards, and
 - Above 25 % with a more stringent set of standards
- Explore the Asheville model, examining clearing and density in relation to degree of slope, and ridge top development standards
- Develop a list of potential incentives to conserve steeper slopes, including housing density transfers within parcels (e.g., cluster housing), staff administrative review/approval of conservation/development plans
- Draft a land use policy that industrial and commercial development must not locate on steep hillsides

PUBLIC INVOLVEMENT COMMITTEE

- Develop a website outlining information on public input process and create a list of the organizations that should be notified of workshops, etc. or contacted as a forum for a meeting
- Create a public information “packet” (could be digital, could be a brochure) on the issues and “talking points” related to steep slope and ridge-top protection
- Developing an outline of types of meetings and a means for public input.

SITE DESIGN

- Develop draft development standards for 15 to 25 % slopes (lot specifications, road widths, grading disturbance)
- Develop draft development standards for 25 and greater percent slopes (lot specifications, road widths, grading/disturbance)
- Develop restoration standards to re-forest future project areas, including cut slopes
- Review draft conservation ordinance and make a report on what standards (road widths, drainage, reduction in lot size) should be recommended to the local governments
- Develop a draft land disturbance permit system (clearing and grading), also consider hillside barrow pit provisions as part of this system