

MEMORANDUM FROM STAFF

From: Oksana Polhuy, Planning Administrator
To: Lapel Plan Commission and Council
Date: 8/6/2024
RE: CP Updates

Dear Lapel Plan Commissioners and Town Council Members,

After working as a planner in your community for a year, I observed the need for the following expansions to your Comprehensive Plan that could help with more specific rezoning cases as well as help understand where to direct development. I was asked to prepare a proposal for the CP update. I'd like to discuss the topics to explore first with you to prepare a fitting proposal.

I observed the following issues that need to be researched and an updated policy should be added to the current Comprehensive Plan:

- **Utilities.** Location and capacity of the public and private utilities that would permit safe construction.
 - Lapel has approximate knowledge in this area, and it needs more precision. Lapel's UDO requires that most new construction has access to public water and sewer. This requirement is very helpful in ensuring safety of the development and the surrounding areas.
 - This research will help us determine where the development can naturally gravitate due to the availability of the utilities or a lower cost of investment into extending said utilities.
- **Wellhead Protection Area.** The extent of the wellhead protection areas and recommended uses in its vicinity to protect water quality. While the state law has some protections in wellhead protection areas, local zoning laws can make them stricter.
- **Economic Development of the Focus Area South of SR 38.** A more detailed description and depiction of the recommended uses for the area south of SR 38 and within the wellhead protection area. Possibly, some analysis on property tax revenue from various types of development.
- **Visual Corridors.** I've heard feedback that the development along SR 38 and 13 needs to have a good look to establish a good-looking gateway into Lapel.
- **Road network breakdown.** The need for new road network in the area south of SR 38.
 - The current land parcels in the area are very large. Most types of land development need a network of denser and more frequent streets to allow for better vehicle circulation. It's important to propose a recommendation for this network of roads so that Lapel could request from the applicants to provide them.
- **Residential development analysis.**
 - There is little to no recommendation for 2+ unit development in Lapel. With housing affordability crisis, there is a high demand for various types of residential products. We need to discuss this.
 - Lapel's UDO doesn't allow duplexes. That's a bummer.
 - I think it would be best to investigate expanding residential uses closer to the old town so that the new population grows close to the existing public services (schools, police, etc.), and so that the new residents (customers) can contribute to commercial activities downtown.

Let's use the time during the meeting to discuss these observations and add any other necessary topics.

Any changes to the UDO would need to find roots in the Comprehensive Plan, so it's important to create strong and clear land use policy first.