

Below are several examples of subjective guidelines that do not appear in the Draft Objective Standards followed by a response from staff in *italics*:

November 3, 2021 Meeting:

ACCESS

a. Pedestrian Access

7. Encourage the use of decorative bollards at all pedestrian crossings at street intersections to improve vehicle and pedestrian safety in the Downtown District.

16. Provide special textured and/or colored paving at pedestrian crossings of project entries.

Response: *These types of improvements are typically in the right-of-way and subject to Town Engineering standards.*

November 17, 2021 Meeting:

LANDSCAPING AND SCREENING

a. Street Trees and Streetscape Landscaping

Streetscape Landscaping

11. Landscaping adjacent to street rights-of-way, driveway entrances, or trails should be avoided when it might restrict sight distance or interfere with already established native plants.

Response: *This is included in A.7.1 and Town Code Section 29.40.0315(a)(3)*

November 17, 2021 Meeting (continued):

LANDSCAPING AND SCREENING

c. Fencing and Retaining Walls

Fencing

4. The use of fences and walls shall be minimized and located so that natural landforms appear to flow together and are not disconnected. The primary emphasis shall be on maintaining open views, protecting wildlife corridors, and maintaining the rural, open, and natural character of the hillsides.

Response: *This is very specific to the hillside area, and it is doubtful these properties would be allow for mixed-use or multi-family development. Additionally, these fencing types may not suit the needs of mixed-use or multi-family development when located in the commercial areas.*

November 23, 2021 Meeting:

2. Building Height; 1. Buildings over two stories are discouraged in areas covered by these guidelines unless special circumstances warrant additional building height (Commercial Design Guidelines).

BUILDING HEIGHT

General

1. Buildings over two stories are discouraged in areas covered by these guidelines unless special circumstances warrant additional building height. [*Commercial Design Guidelines*](#)

Response: *This is potentially overly restrictive. The Draft Objective Standards include strategies to mitigate the mass of buildings greater than two stories in B.1.1, B.1.2, B.4.1, B.4.3, and B.4.13.*