

Commissioner Questions and Comments – Draft Open Space Zone

Commissioner	Question/Comment	Section
Peter Struck	<p>A. Purpose</p> <p>Is “enhance” a more broad-based term than simply “restore” in the first sentence?</p> <p>I would re-order the benefits as follows:</p> <ul style="list-style-type: none"> Offer access for recreation & relaxation Provide habitat Provide ecological services Provide education & stewardship opportunities 	Purpose
Peter Struck	<p>B. Open Space Zone Designation Requirements</p> <p>2. Simple edit – Begin sentence with “To be in a largely undeveloped...” – reads better IMO</p> <p>2. Should there be a minimum size for an open space, or by virtue of parcel sizes, does that, de facto, regulate minimum size?</p> <p>3. Is the adjective, “aesthetic”, out of place with the other ones? Perhaps desirable or natural?</p>	Designation Requirements
Rory Westberg	<p>Designation Requirements.</p> <p>B.2–replace “ability” to be restored with “potential” to be restored. That’s the word used in the staff report.</p>	Designation Requirements
Don Cohen	<p>Section B-2 under Designation Requirements—Are all the open space areas contemplated for inclusion primarily composed of nature vegetation and other natural features? What about planting of non-native more heat tolerant trees over time? Should the “and” be “and/or”?</p>	Designation Requirements
Rory Westberg	<p>Uses Permitted.</p> <p>Public Parking. I’m struggling with this use. There is no organized parking now that I am aware of. Folks either park on the street or pull off the street onto park land causing impacts. That is not desirable for a lot of reasons but adding parking as an authorized use with a standard that would allow for up to 11 parking spaces in Pioneer Park is going to get a lot of pushback in my opinion. A compromise could be to allow only ADA parking in parks over 15 acres, and decrease the number of spaces authorized based on the size of the park.</p>	Uses Permitted
Don Cohen	<p>Section C-3 under Uses Permitted—Consider revising to read “Public parking intended [primarily?] for users of Open Space Lands”.</p>	Uses Permitted
Don Cohen	<p>Section C-5—Public Art--For further discussion, perhaps with some limiting language.</p>	Uses Permitted
Don Cohen	<p>Section C-6—WCFs—This is difficult for us mere mortals to understand. In any event, consider strengthening slightly by inserting the word “Only” before “if otherwise permitted”</p>	Uses Permitted
Don Cohen	<p>Section C-7—Consider revising to read: “Utilities, but only where necessary for public safety or protection of the natural environment and no reasonable alternative location exists.”</p>	Uses Permitted

Peter Struck	Setbacks 2. Setbacks – please explain why the zone shouldn’t just have a single standard that being 20 feet?	Development Standards
Don Cohen	Section A—The term “development proposals” concerns me, both as to meaning and potential community reaction. Is that term defined somewhere? Does it include proposals by the City and not just private parties? Can an alternative term be used?	Development Standards
Don Cohen	Section B-1-a—What is the “P” zone? It’s not in the list later on.	Development Standards
Don Cohen	Section B-3—Again, I’m concerned about the use of the term “developments”. Is there another term that can be used?	Development Standards
Peter Struck	C. Restrooms – Based on the current inventory only one Open Space parcel would fall under this requirement – Pioneer Park. 1. By stating maximum sizes, are porta-potty facilities allowable. Are such facilities considered temporary and because they are easily moveable, then run afoul of the 180-day rule? 1. Is there precedent for a 17-ft high bathroom bldg., or is that the standard building height for a single-story?	Development Standards
Don Cohen	Section C-1—Consider substituting “Open Space Lands” for the word “properties”.	Development Standards
Peter Struck	D. Parking 4. For min/max requirements, only four parcels exceed the minimum acreage of 15 – and three of them are under thirty acres suggesting at most, one/two parking spots – does that make sense given the adjacent street parking? Or, should the minimum acreage be increased significantly?	Development Standards
Don Cohen	Section D-4—I imagine we’ll be discussing whether the size limitation is sufficient, or whether, for example, there is sentiment to limit it further. [See my comment 2 above]. Also consider adding that the parking will be signed to indicate who it’s for and not for, e.g., commuter parking.	Development Standards
Don Cohen	Sections E and F---Looking forward to a robust discussion of signs and kiosks and trail standards!	Development Standards
Rory Westberg	Development Standards. A. I think trails and parking spaces should be subject to the 20 ft setback requirement. B. Standards for signage and kiosks should include the use of natural materials, simple design, natural colors that blend in with the natural surroundings, minimal wording, and no reflective surfaces. C. Trails should meet standards for ADA, use permeable materials and surfaces if possible, provide good drainage and fit well with the natural landscape.	Development Standards
Peter Struck	Definitions Kiosk – Do we need to define “small” or will that be covered in the design standard?	Definitions
Don Cohen	“Passive Recreational Amenities”—Again, is there an alternative to the word “developments”? Would “other features” work?	Definitions

Don Cohen	<p>“Passive Recreational Uses”</p> <ul style="list-style-type: none"> - I think this is an EPA definition, but is a definition based on the concept of no “prepared facilities” the only way to capture the essence of passive recreational uses? Would adding something distinguishing passive from active help, or not? Would inserting descriptors like “quiet” or “contemplative” help? - In the second line, consider deleting “generally” as being more consistent with the PRC/OSCT intent. [BTW—I don’t think the EPA definition uses that word, but I could be wrong.] - I would like to discuss “picnicking” further. It’s one thing to sit down and have a sandwich; it’s another to have a larger group and barbecue. You’ll probably respond that there are other limits on picnicking that would take care of this. If so, maybe refer to them either specifically or in concept? 	Definitions
Peter Struck	<p>Definitions:</p> <p>Temporary Structures, Uses & Activities – Should there be a statement about not allowing for renewals of a certain temporary “thing” until a waiting period has expired, e.g. 30 or 60 days. Should the definition include examples of known temporary uses?</p>	Definitions
Don Cohen	<p>“Trail”—I assume that “multi-use” means pedestrian/bicycle, but as drafted it could be read as any multi-use path. Consider revising to read “... or pedestrian/bicycle multi-use path.”</p>	Definitions
Peter Struck	<p>Zone Establishment</p> <p>I assume this section is “boiler plate” and is similar, if not identical, to language in other zones. If not, please identify them.</p>	Zone Establishment
Don Cohen	<p>In both H-2 and H-3, should “open spaces” be “Open Space Lands”?</p>	Zone Establishment
Don Cohen	<p>In H-3, it seems like some wording is garbled in the first phrase [“No yard or other open spaces provided about any building or structure], or at least I can’t understand it.</p>	Zone Establishment