

BASALT CREEK INDUSTRIAL CODE PROJECT

EXHIBIT 3: PUBLIC OUTREACH SUMMARY

The project has included the following public outreach opportunities:

- July 27: Virtual Open House Webinar
- September 25: Planning Commission Meeting
 - Staff presented PTA/PMA 22-000, and the Planning Commission made a motion to forward a recommendation of approval of the draft code and map amendments to City Council with minor amendments.
- September 29: Stakeholder Discussion
 - Stakeholders shared that draft code presented to Planning Commission is too aspirational. They feel that limiting uses, like warehousing and freight movement and wholesale sales, will preclude standard flex-space development.
- October 28: Stakeholder Discussion with City Manager & Economic Development Program Manager
 - Stakeholders reiterated their thoughts.
- November 9: Discussion with Citizen Involvement Organizations (CIOs)
 - Staff discussed including a food cart pod as a permitted use. Citizen group shared concerns of traffic impacts, particular that of last mile delivery fleets or large trucks.
- December 12: Continued Stakeholder Discussion
 - Staff took stakeholder feedback into consideration and presented a revised code (Exhibit A3: Scenario B) that expanded permitted uses to include Heavy Manufacturing, Warehouse and Freight Movement, and Wholesale Sales with use limitations. Stakeholders continue to share concerns that amendments would restrict development of their products.
- January 5 : Discussion with the Chamber, Stakeholders, and Business Community
 - Stakeholders share continued dissatisfaction over project and seek Chamber support. Staff shares that the project aims to balance council direction and goals, with feedback received from the stakeholder groups. A driving purpose of the development code is to discourage what the community views as undesirable development, as opposed to relying on the market to provide desirable development without code limitations. Staff feels that the project offers greater flexibility for industrial uses over current code and continue to work with stakeholders on various code scenarios.
- January 19: Planning Commission Meeting
 - Staff returned to the Planning Commission to provide an update based on stakeholder feedback that the draft code that flexibility to accommodate market needs. In response, staff worked collaborative with the stakeholders to craft four code scenarios for the Commission to review and make a recommendation to Council on. These code scenarios ranged from highly

aspirational and potentially restrictive to being more flexible while ensuring some level of desired development.

- The Commission made a motion to approve a two-part recommendation to Council:
 - If Council favors limiting warehouses, then approve Scenario A1 (Exhibit A1).
 - If Council is open to expand uses that encourage flex space, then approve Scenario C (Exhibit A2).

- February 2: Continued Discussion with the Chamber, Stakeholders, and Business Community
 - Staff returns with an update on the project discussion with the Planning Commission, and ask the business community for their continued support of the project.

- March 16: Planning Commission Meeting
 - Staff returned to the Planning Commission to confirm the direction of the text and map amendment based a Council work session discussion held on February 27, 2023.

- June 15: Planning Commission Meeting
 - The Planning Commission made a unanimous recommendation in support of PTA 22-0001 and PMA 22-0001.

- August 9: Architectural Review Board Meeting
 - The Architectural Review Board previewed and commented on development standards contained within PTA 22-0001.