



February 18, 2010
Joint Planning Commission
Meeting

Theme 2 Rewrite

Residential Caps

	Town	County	Total
Residential – bold numbers were added to get PC recommended caps			
Existing DUs		4,697	
Existing ARUs		999*	
Existing Employee Units		50	
Total Existing Units	3,898	5,746	9,644
Potential Base DUs	1,130	3,567	4,697
Potential PRD DUs	266	3,651	3,917
Potential Residential ARUs	384	10,496*	10,880
Potential Nonresidential ARUs		797*	797
Potential Employee Units	754	309	1,063
Total Potential Units	2,534	18,820	21,354
PC Recommended Cap on Potential	2,534 +County transfer units +nonres conv. units	4,673 +PRD potential TBD	7,207 +Co. PRD potential TBD +nonres conv. units

Theme 2 Rewrite

Residential Caps

- **Rec. 234** – Cap Town residential potential at base (1780) except for nonres to res, or commensurate county reduction (passed)
- **Rec. 121** – Limit County potential to current base with incentives for conservation easements (clarified)
 - **Rec. 123** – Plan based on a buildout number (failed)
 - **Recs. 125-127** – Density bonuses for wildlife habitat protection, scenic resource protection, nonres to res conversion (passed)
 - **Rec. 134** – Include a cumulative growth cap (failed)
 - **Rec. 144** – TDRs are viable for inclusion in the Plan (failed)
 - **Rec. 147** – No additional potential in the nodes (passed)
 - **Rec. 149** – Reduce base rights to protect wildlife habitat (superseded)
 - **Rec. 153** – No residential ARUs in County (passed)
- **Rec. 167** – No policy on cumulative PRD potential, multipliers determined by efficacy not buildout cap (passed)
- **Rec. 171** – Maintain existing potential in NC, SR plus PRD (passed)

Theme 2 Rewrite

Nonresidential Caps

	Town	County	Total
Short-Term Rental Units			
Existing Short-Term Units		1,250	1,250
Potential Short-Term Units		155	155
PC Recommended Cap on Potential		155	155
Nonresidential			
Existing nonresidential sf	4,576,840	3,476,829	8,050,669
Potential nonresidential sf	3,436,798	3,179,295	6,616,093
PC Recommended Cap on Potential (sf)	3,436,798 +new light industrial +new LCC	3,179,295 +res conv. in Resorts +new light industrial	6,616,093 +res conv. in Resorts +new light industrial +new LCC

Theme 2 Rewrite

Nonresidential Caps

- Question 1 addresses light industry in Town
- Question 2 addresses local convenience commercial in Town
- Question 3 addresses Snow King the Town resort
- Question 4 addresses residential to nonresidential conversion in Resorts
- Question 5 addresses local convenience commercial in Resorts
- Question 7 addresses “nonconforming uses”