

Time Line of Events - 2000-2006

September 13, 2000 - 2000 Master Plan adopted with expiration date of September 13, 2005.

February 4, 2002 - Planning Commission (in its former configuration) held its first preliminary review of a concept proposal by Developer Stuart Chase for 243 units of housing on the Sabin's Pasture parcel, with potential future build out of up to 500-600 units. This was not a formal permit application hearing.

February 14, 2002 - A petition with the signatures of at least five percent of Montpelier voters was submitted to the Montpelier Planning & Community Development office which asked the Council to: "Adopt the proposed Revisions to the City of Montpelier Zoning and Subdivision Regulations as recommended by the Planning Commission on December 3, 2001 as an interim zoning regulation except that the following conditions would be added to proposed Section 406 C:17) no undue adverse impact on the character of the area affected by the project; 18) no undue adverse impact on aesthetic and historic resources; 19) no undue adverse impact on the City tax burden; 20) no undue adverse impact on traffic in the area affected by the project."

March 18, 2002 - Planning Commission (in its former configuration) held a public hearing on the petition. The Commission did not take final action then because the petition coincided with other issues and potential revisions the Commission was considering to the December 3, 2001 draft, which was then before the Council.

May 6, 2002 - The Planning Commission took final action to recommend to the Council that the petition be rejected. After several meetings on the matter of zoning revisions, the Planning Commission incorporated the changes it found appropriate into the new May 6, 2002 draft of Proposed Revisions to the Zoning and Subdivisions Regulations. With the transmittal of the May 6, 2002 draft, the Planning Commission also recommended that the Council reject the December 3, 2001 draft, the rejection to take effect the date the hearing notice for the May 6, 2002 draft is published.

July 1, 2002 - Creation of new Development Review Board and revamped Planning Commission.

September 24, 2002 - Master Plan revision effort kicked off with the City Wide "Town Meeting" Forum held at National Life. City residents generally identified "open space" and "housing" as top community needs and issues.

December 2002 - City Council approves inclusion of funds in capital budget (FY04) over a three year period for Master Plan revision.

March 7, 2003 - Petition filed requesting rezoning of so-called Sabin's Pasture area.

April 17 and 19, 2003 - Planning Commission public hearings on petition.

April 30, 2003 - Planning Commission forwards recommendation to the City Council that the petition be rejected and that interim zoning be adopted.

May 28, 2003 - City Council adopted interim zoning for the so-called Sabin's Pasture area. According to the meeting minutes, Mayor Chuck Karparis said he would like to see a proposal from the Planning Commission within the 3-6 month period and that the council consider this a high priority and give them the resources they need to accomplish this. Council Member Smart suggested that they set up a committee to look at the tools that are allowed under State Law.

June 11, 2003 - City Council conducted Public Hearing on the March 7th petition and voted to table it pending additional information from the City's Attorney.

August 6, 2003 - City Council formally rejects the March 7th petition.

December 17, 2003 - City Council budget workshop. Planning Commissioner David Borgendale spoke against proposed reductions in the Planning Department and instead requests additional resources "30 hours per week of dedicated staff time" to address the Master Plan and interim zoning issues before the Commission.

April 14, 2004 - City Council, as a regular agenda item, formally adopted its Goals and Priorities for the year. The top five priority areas include:

5 - Open Space particularly Sabin's Pasture

- a) Meet with Planning Commission & Staff to understand issues
- b) Provide resources as needed
- c) Gain understanding of legal issues related to interim zoning, master plan and re-zoning
- d) Develop work plan for resolving outstanding issues.
- e) Gain better understanding of Traditional Neighborhood Design concepts and requirements.
- f) Complete Open Space plan.

April 28, 2004 - The City Council, as a regular agenda item, met with Planning Commission "to get update on Interim Zoning/Master Plan, Sabin's Pasture, etc." At that meeting Planning Commission Chair David Borgendale outlined the current work schedule which includes working on the Master Plan and the interim zoning simultaneously. Mr. Borgendale also made clear the Planning Commission did not want to make a special district for Sabin's Pasture "because there are a lot of other areas in the city that have a lot of the same characteristics that could argue the same, We think we are heading down a slippery slope of having special districts for every parcel that is of interest and don't believe that it is appropriate to divide the city into a whole bunch of special districts." He also states that the Planning Commission is looking at the concepts of Traditional Neighborhood Zoning and/or Form Based Zoning and having difficulty understanding how to integrate them into the existing regulations. Mr. Borgendale reiterates the Commission's need for additional staff resources to complete the zoning and master plan tasks.

May 26, 2004 - The City Council had as a regular agenda item the "Consideration of Sabin's Pasture Interim Zoning/Zoning Consultant." The explanatory text states "Mr. Gracyck would like to assist the Planning Commission and is suggesting that the City hire an outside zoning expert to assist the City

Council in coming up with a first draft of permanent zoning to replace the existing interim zoning relative to the Sabin's Pasture area. Upon completion of the draft, the City Council would forward it to the Planning Commission for their review."

At that meeting, the Council passed a motion which stated "Per the Council's authority under 24 VSA Sec 4403 (as to be retained at 24 VSA Sec 4441) that the Council, in meetings open to the public, prepare a draft of permanent replacement zoning for the presently enacted interim zoning for submission to the Planning Commission as soon as possible; and in furtherance of this, that the Council retain an expert with an appropriate zoning qualification to assist both the Council and Planning Commission in the preparation of such draft amendment, and general amendments to the Montpelier Zoning Ordinances, to ensure uniformity appropriately throughout the City in accordance with the principles of the Master Plan." Friendly amendments were added directing the City Manager to identify potential funding sources and stipulating that the Council will have an additional vote before money is committed for an expert.

June 9, 2004 - The Council, as a regular agenda item, had "Further Consideration of a Sabin's Pasture Consultant." At this meeting, the Council passed a motion that a committee be formed of one Council representative from each district plus a member of the planning commission to develop a scope of services that would support draft regulation consistent with the previous motion (May 26th) and bring back an RFP and proposals. The motion also added that funds be reserved from the FY04 budget for this purpose. This committee consisted of Council Members David Grayck, Jim Sheridan and Chris Smart and Planning Commissioner Irene Facciolo.

June 17, 2004 - Committee met to discuss request for qualifications.

June 22, 2004 - Committee issued a public Request for Qualifications (RFQ) for planning firms who may be interested in performing the zoning work.

July 13 and 15, 2004 - Committee met to discuss responses to the RFQ and prepare the Request for Proposals (RFP).

July 19, 2004 - Committee issued a Request for Proposals to five planning firms who had responded to the Request for Qualifications process.

August 5, 12 & 18, 2004 - Committee met to discuss responses to RFP and determine a recommendation for the City Council.

August 25, 2004 - The City Council had, as a regular agenda item, "Consideration of a recommendation from the committee formed to investigate the hiring of a consultant to amend, and then replace, the Montpelier Zoning and Subdivision Regulations to implement the Concept of Traditional Neighborhood Design. Consideration will also be given to funding for the proposal." At that meeting, the City Council voted to "Authorize the City Manager to enter into a contract with Duany, Plater-Zyberk & Co. (DPZ), who are out of Maryland, on the terms that would have a two part contract. The first part not to exceed \$40,000 for re-zoning Sabin's Pasture and then an additional \$72,000 to finish the entire city and

produce a new zoning code. Also that we execute this contract according to the schedule set forth in the RFP which would mean that the contract would be executed next week."

September 1 and 6, 2004 - Committee met to review draft from DPZ and prepare questions for the consultant.

September 7, 2004 - Consultant Mike Watkins of DPZ met with the Committee to review DPZ's zoning draft.

September 16, 27, 29 and October 6, 2004 - Committee met to revise consultant's draft and prepare recommendation for Planning Commission.

November 8, 2004 - Planning Commission received draft from the Council Committee.

November 16, 2004 - Consultant Watkins met with the Planning Commission in well-attended public session to discuss the aspects of DPZ's SmartCode and Traditional Neighborhood Design concepts.

December 1, 2004 - Planning Commission conducted a well attended public hearing on the zoning draft recommended by the Committee.

December 6, 2004 - Planning Commission met with Attorney Steve Stitzel in lengthy public session to review issues pertaining to process, conflict of interest, takings, the legalities of working on the master plan and re-zoning simultaneously, the need for master plan amendments and compatibility of the proposed zoning with the current zoning and Vermont State Statutes Chapter 117.

December 8, 2004 - Petition and first Connor letter were presented to the City Council in public session at a regular council meeting.

December 22, 2004 - City Council met with Planning Commission as an agenda item at regular Council meeting to review status of projects and respond to any questions Commissioners may have. No formal action was taken; the Council urged the Commission to continue moving forward with their work.

January 12, 2005 - City Council responded to the December 8 petition and letter and December 17 letter.

March 1, 2005 - Vacant Planner position in Planning & Community Development office eliminated.

May 23, 2005 - Smart Growth Collaborative met with Planning Commission to discuss Sabin's Pasture.

May 25, 2005 - City Council public hearing and action to extend interim zoning for one more year.

July 2005 - City Council adopted amendments to Master Plan.

August 24, 2005 - Mayor Hooper read an official statement at the City Council meeting on behalf of the

City regarding recent and on-going issues related to Sabin's Pasture.

January 17, 2006 - Planning Commission hosted a public forum, facilitated by the Montpelier Community Justice Center.

January 23, 2006 - Planning Commission held a public hearing on the proposed package of revisions to the zoning and subdivision regulations.

March 13, 2006 - Planning Commission held a public meeting on the proposed package of revisions to the zoning and subdivision regulations.

April 12, 2006 - City Council held first public hearing on the proposed package of revisions to the zoning and subdivision regulations, which was continued to April 26, 2006.

April 26, 2006 - City Council held a workshop and closed the first public hearing on the proposed package of revisions to the zoning and subdivision regulations. Planning Commissioners, legal counsel, and staff were present as the Council began their deliberations.

May 17, 2006 - City Council continued deliberations on proposed revisions