

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair & Planning Commission Members

FROM: Chad Weaver, Community Development Director
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DEPARTMENT: Community Development Department
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AGENDA TITLE: Overview of the Existing Town General Plan

REQUEST

The Planning Commission Chair asked staff to provide an overview of the existing Town General Plan to the Planning Commission. This overview fits with the ongoing training and information updates the Town staff periodically provide. This overview will go over key milestones of the General Plan adoption along with a summary of the General Plan contents. This is only an informational session as there are no changes or action to the existing General Plan.

BACKGROUND

A general plan is a long-range tool for guiding the future development of a municipality through a series of goals, policies, and actions covering various elements (e.g., land use and open space) which further the vision & values of that municipality expressed in its vision statement. A general plan is a changeable document as actions get accomplished, unanticipated events occur, priorities change, and values shift goals and policies. A general plan is not an implementation document (i.e., zoning ordinance or building code), the zoning map, or an approved capital improvement program. Depending on population size of the municipality, the general plan will cover different elements (both required and others added because the residents of the municipality view that element as important). The general plan is also known as a comprehensive plan since it addresses a broad range of topics that touch upon all the various departments/divisions in a municipality. The planning area may go beyond the current municipal limits. Paradise Valley, surrounded by other incorporated municipalities, results in a planning area being the Town limits except for the county island at the Franciscan Renewal Center located at 5802 E Lincoln Drive (which only the western portion lies within the Town limits) and Clearwater Hills located north of Lincoln Drive along the western boundary of the Town.

State Statute (A.R.S. §9-461.05) requires that every Arizona municipality adopt a general plan. The municipality must update the general plan with readoption by voters every ten years. This provision went into effect in 2000. The Town's past General Plans are from 1964, 1973, 1980, 1997, 2003, 2012, and most recently in 2022.

Building from the previous General Plans, the 2022 General Plan addresses the following Elements:

- Land Use (required, and for the Town includes Special Use Permit Planning that complies with the growth area requirement in State law)
- Community Character & Housing (optional, but viewed by the Town as important to address)
- Mobility (required, another term for circulation)
- Open Space (required)
- Environmental Planning & Water Resources (required)
- Sustainability (optional, but viewed by the Town as important to address)
- Public Facilities & Cost of Development (Optional for public facilities and required for the cost of development)

The General Plan also includes a Vision Statement and Implementation. Implementation covers the actions for the above elements, generalized strategies, and the process to amend the General Plan.

There are three purposes addressed in the Town's General Plan. These are as follows:

- Provide General Guidance. Implementation documents and plans (such as zoning codes and other ordinances, design regulations, annual budgets and capital improvements program) provide more precise direction. A municipality will also typically have other guidance documents and long-range plans that focus on specific areas of interest. For Paradise Valley this includes the Town's Visually Significant Corridors Plan that provides guidance for consistent gateway elements and streetscape themes along Lincoln Drive and Tatum Boulevard.
- Be Comprehensive in Scope. The General Plan addresses a broad range of environmental, social, and economic factors affecting the Town.
- Address the Town's Future. While the general plan takes immediate concerns into consideration, it focuses primarily on the future (i.e., the maximum size and population of the community and the density of development).

The Planning Commission will typically refer to the General Plan for guidance when there is a legislative entitlement application (e.g., Intermediate/Major Special Use Permit Amendment, Rezoning, General Plan Amendment, and Text Amendments to the Zoning Ordinance). It is atypical to refer to the General Plan during administrative entitlements (e.g., Conditional Use Permit for a private road, Lot Split, and Preliminary Plat) as these are approvable once the Planning Commission finds the application meets the specific criteria for that request. Although, it is possible to trace back the criteria to a goal and/or policy in the General Plan that may be used (particularly for a Minor Special Use Permit Amendment) and the General Plan (typically the Land Use Classification) is noted for reference purposes on requests before the Planning Commission.

KEY PROCESS STEPS

The general process steps included gathering information, putting a draft plan together, plan refinement for adoption via the Town's Planning Commission/Council process, and the state-required ratification by Town residents.

- Information Gathering. The current 2022 General Plan update began in October of 2020. In December 2020 the Town Council approved the Public Involvement Plan (PIP) for public outreach and by January 2021 the consultant launched the project website. The process included various community surveys, community workshops, focused discussion hubs, pop-up events, summer work sessions with the Planning Commission, booths at both the 60th Anniversary and the Annual Car Show Events, as well as numerous media releases. These various outreach efforts gave opportunities for residents to get involved, provide input, and stay informed about the project.
- Draft Plan. The resident input received through the public outreach efforts noted above shaped the "60-Day Review" draft plan which the Town provided for public comment from November 1, 2021 to January 3, 2022. The Town employed various methods to notify residents and other required stakeholders of the "60-Day Review" draft plan. This included updates at various Planning Commission and Town Council meetings, detailed information in the Fall 2021 Issue of the Town Reporter that was mailed to every resident, and numerous media releases in various sources (e.g., the PV Independent, Town Manager Weekly Update, sewer bill, and PVAlert). The 2nd Community Workshop (held both in-person and virtually) was on November 17, 2021. It highlighted the "60-Day Review" draft plan and was opportunity for comments.
- Plan Refinement. Upon conclusion of the "60-Day Review" draft plan events noted above, the "60-Day Review" draft plan and items gathered from the "60-Day Review" draft plan review went before the Planning Commission and Town Council in 2022 via the Town's typical work session/public hearing process. The Planning Commission meetings were on January 4th, February 10th, and February 15th. The Planning Commission unanimously recommended approval of the 2022 General Plan at the February 15th meeting. The Town Council meetings were on January 13th, February 10th, February 24th, March 10th, and March 17th. The Town Council unanimously adopted the 2022 General Plan at the March 17th meeting.
- Ratification. 81% of Paradise Valley residents ratified the 2022 General Plan during the election held in August 2022.

VISION STATEMENT

The Vision Statement in the 2022 General Plan reinforced the resident values expressed during the plan process and match the values expressed in prior Town General Plans. These values are as follows:

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics
- Preserving natural open space

VISION STATEMENT

The Town of Paradise Valley is a premier, low density, residential community in Arizona with a national identity reflecting excellence in development and design and protection of the natural Sonoran Desert environment.

Centrally located, this desert oasis, containing mountains, cacti and wildlife in the midst of the fifth largest city in the country, offers convenient access to local and regional amenities while preserving a sense of privacy, quiet, dark/night skies and public safety that represents an unparalleled quality of life. The incorporation of the Town in 1961 was hard fought, and came about with a conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.

As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

Recognizing a proper balance between the powers of local government and individual property rights, our future will be defined by the continuation of our characteristic low-density, residential housing while understanding and appreciating the role of local government in providing quality public safety and other limited services, preserving natural open space and mountain views and ensuring neighborhood-compatible land use decisions throughout the Town.

The aesthetic beauty of our community open spaces, coupled with the natural beauty of the desert, welcomes residents, their guests and resort visitors alike, letting everyone know they are in a special place.

Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.

PLAN ELEMENTS

Land Use

The Town is approximately 15.4 square miles. It is unique in that approximately 75% of the land area is low density, semi-rural residential development, with the majority being at least one acre. Except for select non-residential developments representing approximately 6% of the land area (limited to resorts, schools, medical offices, and places of worship), limited commercial uses and no industrial uses exist within the Town limits. These non-residential uses are the Town's growth areas and regulated through the Town's Special Use Permit zoning process. The other unique aspects of the Town include the custom-designed structures, the mountains (Camelback, Mummy, and Phoenix Mountains) bordering and within the Town limits, and the condition that the Town cannot grow beyond its boundaries due to the City of Phoenix and City of Scottsdale.

The 2022 General Plan is much like past plans since the Town's incorporation in 1961 by seeking to retain the low density, semi-rural residential development and not to increase the non-residential land uses. There are six land use goals and associated policies that aim to promote this quality of life (with most of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Enhance Quality of Life. This occurs by preserving and maintaining the single-family minimum one-acre standard, encouraging visually open streetscapes, revitalizing of existing neighborhoods, keeping codes updated, and providing meaningful input opportunities.
- Promote Harmonious Community Form/Design. This is aided by limiting floor area ratio/setbacks, encouraging design elements that promote energy and water conservation, minimizing disturbance on hillside areas, using drought tolerant-native plant material, focusing on construction management to mitigate nuisances and length of time to construct, and using attractive wall/fence design.
- Support Limited, Targeted and Context Appropriate Special Use Permit Properties. This requires balancing the need for the Town's fiscal health against protecting the Town's low-density residential character and quality of life through various means (e.g., context and scale, sound moderation).
- Control Community Spaces. This occurs by protecting wash corridors, integrating art, and requiring open space and pedestrian amenities on non-residential properties.
- Efficient Infrastructure and Development. The policies relate to public/private partnerships and infrastructure funding and financing coordinated with development activity and funded by the developer whenever possible.
- Special Use Permit Property Revitalization. This happens by encouraging revitalization and improvement within the existing geographic boundaries, getting community impact assessments during the entitlement review process, evaluating the project design for compatibility with adjacent land uses, and upgrades of closed or poorly maintained non-residential properties.

Community Character & Housing

The 2022 General Plan recognizes the Town's premiere residential character alongside the long-established, world-class resorts that complement the Town's natural and man-made environment of custom-built structures and the natural hillside/native landscaping. The five land use goals and associated policies reflect the physical form of the built environment and its relationship to the natural environment (with most of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Existing Residential Character. The policies relate to preserving and enhancing smaller neighborhoods, encouraging development that responds to existing physical characteristics, drainage patterns, buildings, safety, streetscapes, and open spaces, and promoting design quality and sustainable materials in all hillside development.
- Distinctive and Memorable Design. This is achieved through encouraging quality design and use of materials that fit with the context of the area, seeking consistency at key entry points into the Town, periodically reviewing the adopted Visually Significant Corridors Master Plan, and promoting the aspects of the Town that differentiates it from other communities.
- Scenic Environmental Design. The policies relate to protecting mountain views from Visually Significant Corridors, applying and refining the Hillside Development Regulations, mitigating impacts from lot development, balancing low light levels with safety, continuing to underground utility lines, and mitigating the visual impact of cellular towers and antennas.

- Places to Connect. Connection occurs by maintaining the Town Hall Campus as a centrally located public gathering area, encouraging Special Use Permit properties to incorporate strategically located community gathering spaces, and supporting the continued vitality of places of worship and schools.
- Housing Types & Supplies. The policies support the minimum one acre per residence by encouraging lots more than one acre, considering lots less than one acre per residence where already zoned or on Special Use Permit resort properties, prohibiting timeshares or fractional ownership residences, and addressing trends that undermine neighborhood safety and residential character (e.g. impacts of short-term rentals).

Mobility

The Town has approximately 145 miles of paved roadway with the majority being local streets. Unlike neighboring municipalities, the design preference is for no curbs, sidewalks, or on-street bicycle facilities (except where necessary on higher volume collectors and arterial streets). The five land use goals and associated policies represent balancing the diverse needs of users, safety, and neighborhood impact (with some of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Safe Multimodal Circulation. The policies emphasize planning for and maintaining a circulation system that links residents to their destination in a safe and efficient manner, minimizing traffic congestion on major streets through design and traffic/signal control, directing regional “pass through” traffic to Lincoln Drive and Tatum Boulevard, establishing relationships with other agencies to discourage “cut through” traffic, using a variety of means to educate persons regarding laws and safe use practices, supporting enforcement of existing codes related to traffic safety, requiring new development designs to avoid direct access onto major arterial roadways where possible, discouraging the installation of private roadway gates, and encouraging best practices.
- Roadway Design. This is achieved through incorporating effective principles of roadway design and traffic management such as “traffic calming”, continuing the long-range program for construction and maintenance of the roadway network, utilizing roundabouts and traffic circles instead of stop signs where possible, designing streets in scale and character supporting the semi-rural residential culture of the Town, among others.
- Regional Transit Services. The policies emphasize supporting limited and appropriate public regional transit services through the Town.
- Environmental Systems. The policies include reducing dust by requiring streets, driveways, and parking lots with pavement or finished with a stabilized surface, incorporating noise-reducing pavement materials, and being open to the use of proven new technologies and materials.
- Visual Character. This is achieved by implementing the Visually Significant Corridors Plan, developing strategies for addressing landscape maintenance of public rights-of-way on undeveloped and vacant property street frontages, utilizing drought tolerant native landscaping, evaluating the benefit that excess right-of-way on an abandonment request has for preserving the open space character, and balancing visual clutter and safety through allowing the minimum signs needed/required.

Open Space

The Open Space Element encourages private and public efforts to acquire, maintain, and preserve valuable open space, mountain views, washes, select recreational access, vegetation, and wildlife for their intrinsic value and for their contribution in creating positive resident and visitor experiences. Most of these open spaces are private (e.g., the trailheads to adjoining mountains physically exist within the City of Phoenix) or passive in nature (e.g., Goldwater Memorial). There are three goals and associated policies (with some of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Protect Open Space & Mountain Views. The policies relate to encouraging gifts of land or conservation easements, acquisition or other incentives, supporting the mission of the Paradise Valley Mountain Preserve Trust, limiting public access to open space areas to mitigate negative impacts to adjacent neighborhoods, utilizing existing street rights-of-way to provide more public open space and increase mountain views, monitoring the effect of Special Use Permit guidelines and Town Codes, placing a high priority on the preservation and restoration of mountain views from public rights-of-way during any new, intermediate or major Special Use Permit amendment process, and requiring the dedication of land or easements during new, intermediate, or major Special Use Permit amendments for the purpose of connectivity and accessibility.
- Open Space Management. This happens by encouraging active resident involvement in the development and management of open space, providing consistent and effective operations, establishing partnerships, and supporting resort tourism.
- Healthy Lifestyle. The policies emphasize supporting partnerships and joint use agreements with local school districts and community organizations to provide for recreation programs, activities, and facilities, providing adequate on-site recreational and open space amenities in new residential and resort developments, encouraging resident involvement when planning recreational amenities, evaluating opportunities to minimize the impacts of recreational user parking in residential neighborhoods, and maintaining the linkage of open space and recreational resources.

Environmental Planning & Water Resources

Paradise Valley is a community that has a history of protecting its natural resources from the Paradise Valley Mountain Preserve Trust, the predominant large lot residential development pattern that provides important habitat for many flora and fauna species, and its longstanding wash preservation and maintenance regulations. The seven goals and associated policies (with some of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Natural Resource Conservation. The policies relate to conserving undeveloped natural land through protection of contiguous areas, encouraging drought tolerant native landscaping, encouraging new development and redevelopment to retain on-site to the extent feasible native plants, encouraging the restoration of areas that have been disturbed or scarred, encouraging community volunteerism and stewardship, and maintaining an active relationship with adjacent communities and government agencies.

- Tree Canopy. The policies emphasize participation in the Tree City USA program, planting new native and drought tolerant trees on Town-owned land, encouraging property owners and builders to dedicate surplus trees, and requiring site design for non-residential properties.
- Visual Resource Preservation. The policies relate to protecting views from public places consistent with private property rights, requiring that Special Use Permit developments not create major adverse impacts on natural landscapes and semiurban development patterns, and minimizing outdoor lighting pollution (e.g. excessive illumination, glare) through the Town's lighting regulations.
- Air and Noise Quality. This is achieved through prohibiting burning refuse, evaluating the purchase of low-emission vehicles for the Town's fleet, continuing to be proactive in the protection of airspace from noise and air pollution, cooperating with the Maricopa Association of Governments, and supporting development of charging infrastructure within Special Use Permit developments and at Town facilities.
- Water Supply. The policies relate to encouraging the water service providers to regularly undertake assessments, sharing data with water service providers to analyze how future growth will be adequately served, encouraging water providers to continually maintain adequate water pressure, working with the Arizona Corporation Commission and/or water service providers to encourage use of renewable water resources, and encouraging water conservation for new and existing developments through the use of water-conserving fixtures, conversion and installation of drought tolerant native landscaping, and other conservation techniques.
- Water Quality. This is aided by the Town coordinating with water service providers to undertake improvements, cooperating with the Maricopa County Department of Environmental Services, participating in Phase II of the National Pollutant Discharge Elimination System stormwater program, and encouraging the use of techniques that manage stormwater runoff close to the source.
- Flood Control/Drainage. This is achieved by maintaining Town-owned flood control and drainage facilities, encouraging the preservation and restoration of the area's washes, requiring property owners to properly maintain/restore wash corridors, requiring appropriate easements as a condition of development, cooperating with the flood control efforts of neighboring municipalities and authorities, requiring adequate on-site retention for new development and redevelopment, and designing roadway improvements that reduce the impact of stormwater on traffic and adjacent properties.

Sustainability

Sustainability focuses on protecting natural resources and ensuring a high quality of life for all residents. There are six goals and associated policies (with a couple related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Community Education and Involvement. The policies relate to promoting Town programs to inform the community about sustainability, supporting local school programs, pursuing best practices for sustainability and resiliency in Town-developed projects, and working cooperatively with other agencies.
- Building Practices. The policies emphasize using organizational and process improvements with the most up-to-date information on energy saving and green building technologies, conducting energy audits for all public facilities, designing

Town buildings that demonstrate excellence in architectural design and leadership in sustainability, encouraging Special Use Permit projects to utilize a minimum level of sustainability based on an accepted “green” evaluation system, encouraging adaptive reuse and recycling of materials, and encouraging the use of materials that minimize heat gain on outdoor surfaces.

- Greenhouse Gas Emissions. This happens by managing civic operations to be as pollution free as economically feasible and the Town departments using energy efficient low or zero emission vehicles where feasible.
- Water Conservation. The policies relate to encouraging the reduced consumption of water for municipal operations, working with water providers and other agencies to promote water conservation, promoting the benefits of efficient water retrofit improvements, and encouraging the harvesting of rainwater and grey water for reuse and recycling when feasible.
- Solid & Hazardous Waste. This occurs by supporting efficient and responsible methods of trash collection, working with waste providers to ensure that recycling is available, and providing for events such as household hazardous waste collection, recycling and document shredding events.
- Finances. The policies include supporting responsible operating expenditures, preparing a 5-year capital improvement plan, maintaining an adequate reserve, evaluating fund designations and reserves periodically, and seeking additional grant funding to support Town efforts, programs and projects.

Public Facilities & Cost of Development

The Public Facilities and Services element highlight the design and delivery of services, the physical facilities, and the cost of development. The Town is unique in that the utilities are all private except for the Paradise Valley sewer system which generally covers the east half of the Town limits with operation by the City of Scottsdale in junction with the Town. Also, many properties are on septic. There are six goals and associated policies (with most not directly related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Public Facilities. The policies relate to emphasizing the Town Hall Campus complex as the primary community gathering spot, requiring accessible public buildings and facilities, and designing Town buildings to complement and showcase the character and context of the surrounding area.
- Crime and Law Enforcement. The policies focus on maintaining sufficient police staffing levels, maintaining appropriate response times, working in partnership with appropriate agencies and other related polices.
- Fire Protection and Emergency Medical Services. The policies relate to maintaining appropriate emergency response times, investing in technological advances, working with other agencies, pursuing opportunities to ensure an adequate water supply, requiring private property owners to remove overgrown/dead vegetation, and exploring innovative means of communication.
- Compliance with Health and Safety Codes. This occurs by staffing to maintain an effective and visible code enforcement program, requiring that properties be maintained, and conducting public outreach to promote voluntary compliance with Town ordinances.
- Other Facilities and Services. The policies relate to intervening, when necessary, to ensure services by other agencies are beneficial, promoting the underground of utilities, supporting telecommunication facilities that improve service that preserves views and minimizes impact, continuing to host and

promote community events, and continuing to recruit and rely on volunteers to serve on the Town boards and committees.

- Cost of Development. This happens by identifying and evaluating funding mechanisms for the provision of new public facilities and services, ensuring that adopted funding mechanisms are legal and reasonable, and evaluating development impact fees.

IMPLEMENTATION

The Implementation section of the 2022 General Plan provides 35 actions. These actions are either a one-time effort or a continuous effort. These actions are recommendations for implementation that represented a high degree of conformance between community needs and values. As conditions change, the timing and actions could change.

The actions that may impact on the Planning Commission are below:

Action Number	Action	Status
1	Update the SUP Guidelines, as necessary, to encourage SUP property revitalization and that such improvements do not adversely affect the integrity and enjoyment of adjacent residential areas and natural and semi-urban landscapes. Require community impact assessments that demonstrate both the positive and adverse impacts of proposed SUP projects and use context appropriate and responsive building and site design to ensure compatibility with adjoining uses, views, and open space.	Any update of the SUP Guidelines would start after the 2026 Zoning Ordinance reorganization update. The community impact assessment component is part of each case-specific SUP amendment (not a separate effort).
3	Continue to monitor land use and development conditions within the Town to ensure all Codes and regulations are effectively addressing and/or mitigating identified issues of community concern.	This is ongoing but reflected in recent code updates on plats and assisted living homes.
5	Continue to enforce and refine the Town's Hillside Development Regulations through periodic code assessments and updates to ensure the Town's prominent mountain peaks, ridges, and hillsides are minimally impacted by development.	There are no current updates, with the last update in 2018.
8	Utilize the Visually Significant Corridor Master Plan to identify key gateways and roadways to the Town and apply a comprehensive and consistent design plan that differentiates the Town from surrounding communities and reflects the quality brand and positive image of the community with deference to private property rights and residential quality of life.	Visually Significant Corridor Master Plan evaluated with an application along Tatum Boulevard or Lincoln Drive.

10	Routinely evaluate and amend the Town lighting regulations as necessary to protect the Town's night skies.	There are no current updates, with the last update in 2017.
11	Continue Town Administration and Task Force efforts to increase opportunities for new technologies in telecommunications and broadband services in the community by identifying community needs and suitable providers as well as assessing suitable locations for infrastructure in a manner that minimizes the visual impact on the Town and private property.	The Town amended the wireless code in 2024 with a managerial process and continues its outreach efforts with providers.
12	Create a Town Engineering Standards Manual to address roadway design specifications, street cross sections that promote the Town character and reduce adverse environmental impacts, emergency vehicle and non-emergency service providers accommodations, and consolidate accepted Town engineering regulations	In progress by the Engineering Division in 2026.
23	Evaluate and amend as necessary the Landscape Design Guidelines to address public landscape design along our public rights-of-way and associated open spaces, integrate applicable components of the Visually Significant Corridor Master Plan, and incorporate a native, drought tolerant, low water use plant list. In addition, consider incorporation of the key provisions of the Landscape Guidelines into the Zoning Ordinance.	Hillside staff are presently drafting policy clarification regarding hillside landscaping.
24	Update the Zoning Ordinance, evaluate current best practices for organization, remove conflicting language, and incorporate provisions to be consistent with Town, State and Federal regulations.	In process for 2026 as part of the Zoning Ordinance reorganization update.

MAJOR AMENDMENTS

A major amendment to a general plan is subject to the same review requirements outlined for the adoption of the plan, with the exception that they are not subject to ratification by popular election, as is the case with initial adoption. For Paradise Valley, this process requires approval of a Citizen Review Plan that outlines the public participation opportunities (e.g., Citizen Review Session - community meeting by the applicant), adjacent municipality and agency notice, Planning Commission recommendation at a public hearing, and Town Council action at a public hearing. A Major Amendment must also have a public hearing held within twelve months after filing the application and requires an affirmative vote of at least two-thirds of the Town Council members. To date, there have been no Major Amendments to the 2022 General Plan. However, there were two Minor Amendments to the 2022 General Plan on the prior Ascension Lutheran Church that redeveloped the site into a single-family minimum acre subdivision. Minor General Plan Amendments follow a similar process with the Citizen Review Plan following the Citizen Review Session outlined in Section 2-5-2 of

the Town Code by Town Policy, no required adjacent municipality and agency notice, no restriction on timing, nor affirmative vote of at least two-thirds of the Town Council members.

Each community defines a major amendment differently. The Town defines a Major Amendment if it meets either of the following two criteria:

- Land Use Map. A change in the land use designation on the General Plan Land Use Map from one classification to an increased density classification is a major amendment as shown in the table below. This is the most common.

Table 7: Major Amendment Definition

Major Amendment Definition Land Use Map Changes								
Existing Map Designation	Proposed Map Designation Change							
	VLDR	LDR	MDR	R/CC	MO	PQP	OS Pub	OS Priv
Very Low Density Residential (VLDR)	X							
Low Density Residential (LDR)		X						
Medium Density Residential (MDR)			X					
Resort/Country Club (R/CC)				X				
Medical Office (MO)					X			
Public/Quasi-Public (PQP)						X		
Public Open Space (OS Pub)							X	
Private Open Space (OS Priv)								X

Major Amendment 

Minor Amendment 

No Change 

- Circulation Map. A change in the functional classification of a roadway to higher capacity classification on the General Plan Circulation Map is a major amendment. This would include changing any street to a higher level in the hierarchy (e.g., Local to any other class, Collector to Minor or Major Arterial).

ATTACHMENT(S)

- A. Staff Report
- B. 2022 General Plan
- C. Presentation