



TOWN OF FAIRFAX

STAFF REPORT

August 20, 2020

TO: Planning Commission and Open Space Commission

FROM: Ben Berto, Director of Planning and Building Services

SUBJECT: Digitized version of Zoning Chapter 17.060 Ridgeline Development map

BACKGROUND

Staff continues to encourage the Town to implement digitized and georeferenced versions of the early 1970's baseline maps are referenced in Title 17 of the Fairfax Municipal Code (Zoning), and clarify references to such maps.

The Planning Commission reviewed in their June and July meetings a digitized, georeferenced version of the Visual Resources Map contained in the current 2010-2030 General Plan, and referred to in the current Zoning regulations by a different title. At the June 18 meeting the Commission continued the matter to their July 16 meeting, with direction to investigate map boundaries and invite the Fairfax Open Space Committee (FOSC) to the July meeting.

At the July 16 joint meeting of the Planning Commission and FOSC on this topic, the historic records of the map and information contained therein were discussed. Some broader context of different elements of the Visual Resources Map/Visual Resources Map No. 9, for example, Scenic Roadways, were noted. Additional discussion occurred after the Planning Commission reconvened. No consensus was reached regarding adopting the digitized georeferenced map as the basis for applying Zoning Ordinance Ridgeline Development requirements, or using a common name for the same map in both the Zoning Ordinance and the General Plan.

Questions were raised about broader applications of the Zoning Ridgeline Regulations, for example, the horizontal and vertical dimensions called out in Section 17.060,020 Definitions.

DISCUSSION

As previously discussed, the Zoning Ordinance Chapter 17.60, Ridgeline Development, refers in § 17.060.020 Definitions and §17.060.030(A) General Requirements to "Visual Resources Map No. 9". No map so named is in either the Zoning Ordinance or the Town's current 2010-2030 General Plan. There was consensus with the Commission, the FOSC, and staff that this is the same map as what is shown in the current General Plan as Figure S-1 "Map of Visual Resources"

Map Renaming

Staff continues to maintain that as a matter of regulatory practice, a map reference in the Zoning Ordinance should refer to the current General Plan and not the prior one, and that therefore the name of the zoning map should be the same as it is entitled in the General Plan. The Town Attorney concurs. Staff therefore intends to take the renaming of the map in Zoning Chapter 17.060 to the Town Council with the title "Map of Visual Resources." It will be noted that there is no Planning Commission consensus on the renaming if that continues to be the case.

Georeferenced Map

As noted, to date there has been no Commission consensus on replacing the 46 year old paper "Visual Resources Map No. 9" with a georeferenced version of the same map.

Since the last meeting, staff has worked with our GIS consultant to apply the updated, georeferenced map to MarinMap Geographic Information System (GIS) baseline data to determine which lots in Fairfax are contained within the boundaries of the "Ridgeline Scenic Corridors". Staff then compared the list that was developed to the one which Principal Planner Neal has been using since her hiring (see Attachment A) to determine which lots are shown on both lists, which are not, and which parcels are only partially in the Ridgeline Scenic Corridor.

The comparison list (see Attachment B) illustrates the benefits of being able to use current georeferenced data. A total of 355 Assessor's Parcels (AP's) were identified from MarinMap crosslinked GIS data as currently being located at least partly within the georeferenced "Ridgeline Scenic Corridors". Of those, 193 AP's show up on both lists, 118 are found to only exist in the current georeferenced list, and 44 are only partially located in the Ridgeline Scenic Corridor. In other words, the paper list that the Town currently uses and should show all parcels in the Ridgeline Scenic Corridor misses 118 parcels. While staff does its best to identify such parcels, given the visual guesstimating staff is currently forced to do, errors may occur, particularly for those that are only partially within the Ridgeline Scenic Corridor.

The fact that over 100 parcels within the Ridgeline Scenic Corridor (based on the 'new' map) aren't shown on the Town's old list may be due in part to the Tax Assessor's Office changing parcel numbers when property surveys are done of more than one parcel, lot line adjustments are made, property line errors are corrected, etc.

It does highlight the desirability of taking advantage of current technology to remove guesswork out of determining a boundary, by simply applying an GIS overlay to an Assessor's Parcel. This is another factor suggesting that the georeferenced map should be adopted by the Town so it can be used in conjunction with GIS data to accurately identify which parcels are in the Ridgeline Scenic Corridor.

100'/150' Ridgeline Scenic Corridor boundary

One area where the Town has heretofore not been able to accurately map is the area contained within the Ridgeline Scenic Corridor based on the portion of its definition in Section 17.060.020 that reads

...further defined as the area on either side of the ridgeline within 150 feet of the horizontal distance measured at right angles to the ridgeline, or 100 feet vertically of the major ridge, whichever is a greater area...

This is an area where GIS mapping can be used to very accurately show the Ridgeline Scenic Corridor boundaries based on the horizontal and vertical distances.

Once the two-dimensional boundary is accurately identified, it can be incorporated in an cumulative manner (i.e., whichever map area ends up being is larger when applied to a particular location) with whatever version of the historic "Map of Visual Resources" the Town is using .

With the Commission's recommendation, staff can prepare a digital version of a 100' vertical/150' horizontal map and compare it to the current and georeferenced Map of Visual Resources for the next Planning Commission meeting.

Conclusion

Staff is asking for Commission direction on the following topics:

- Should the Zoning Ordinance be amended to refer to the 2010-2030 General Plan "Map of Visual Resources", with the understanding that aside from the amended title, both the General Plan and Zoning Ordinance shall use the digitized, georeferenced map?
- Should staff prepare a digital, georeferenced map of the 100' vertical/150' horizontal Ridgeline Scenic Corridor, with zoning language to provide the additive nature of this map with to the existing Ridgeline Scenic Corridor map?
- Should the newly digitized and georeferenced "" map dated July 16, 2020 (see Attachment A) be heretofore considered the official version of "Visual Resources Map No. 9" for zoning reference purposes?

RECOMMENDATION

Provide staff with direction on the three topics outlined above.

ATTACHMENTS

Attachment A – Historic/current Ridgeline Scenic Corridor Assessor's Parcel list

Attachment B – Georeferenced Ridgeline Scenic Corridor Assessor's Parcel list

RIDGELINE SCENIC CORRIDOR

Lots entirely within corridor

I-011-01
I-012-01
I-031-12, 14, 15, 17, 26, 27, 29, 30, 31
I-032-02 to 04, 06 to 08, 12 to 20, 22 to 24, 30 to 32, 37, 38, 40, 42 to 48
I-041-02, 03
I-042-01 to 03, 05, 06, 08, 09, 12 to 14, 16 to 20
I-051-01 to 08, 10 to 12, 15 to 18
I-052-07 to 13, 20
I-054-01, 18, 20
I-061-02, 05 to 07, 14 to 16, 18, 19, 21, 22, 26
I-062-01, 08 to 12, 14 to 19, 26, 27
I-063-07, 08, 11, 12, 21, 42 to 47 I-064-01 to 06
I-071-02 to 04, 07, 08, 11 to 13, 15 to 18
I-072-04 to 06
I-073-07, 24, 25
I-082-71, 75
I-091-03, 04, 12, 13, 15, 16
I-092-01 to 04, 11 to 13, 17 to 19
I-093-11, 12, 14, 15
I-101-03 to 12
I-102-02 to 04, 06 to 19
I-103-01, 02, 05 to 08, 11 to 13, 17, 18
I-104-01 to 08, 11 to 13, 15
I-113-06 to 08, 10 to 14 *2. Skatland*
I-122-04, 05, 23, 25 to 27
I-125-02 to 10, 16 to 22
I-131-02 to 04, 08, 19 to 33, 36 to 45, 48 to 52
I-132-05, 06
I-191-01, 06 to 18, 19 to 23
I-193-01 to 07
I-201-02, 03
I-202-01 to 03
I-203-01, 02, 04 to 06, 08, 11, 14 to 16, 19, 21, 23 to 26, 28, 30 to 32, 34, 35
I-204-01, 75, 80, 81
I-211-01, 02
I-212-01 to 05, 11 to 14
I-214-01 to 08, 12 to 20
I-215-01 to 07, 10, 13 to 19
I-225-24 to 27
I-226-01 to 04, 10 to 14, 19, 20, 23 to 25, 27, 38, 39, 44, 47
I-231-01 to 04, 07 to 11, 14, 15, 17, 18
I-232-01 to 03, 07, 08
I-236-10 to 28, 30, 41 to 52, 55 to 63, 78, 79
I-251-01, 02, 13, 14, 18 to 20
2-011-01, 02, 08, 11, 15, 29, 31, 33, 34, 37, 38 to 43
2-013-03, 04

ATTACHMENT A

1-125-01
1-131-09, 18, 47
1-132-04, 07
1-133-02, 03
1-150-12
1-151-31
1-161-09
1-192-01, 02, 13
1-193-08, 09
1-204-16 to 21, 57, 73, 79, 85, 86
1-211-12
1-212-06, 10
1-226-05
1-234-08
1-235-01 to 06, 12
1-236-01 to 09, 31, 33 to 35, 37 to 40, 53, 54, 64 to 69
1-251-03 to 05, 09, 11, 12, 15, 22, 32, 35
1-261-54
2-011-16, 26 to 28
2-012-01
2-013-02
2-015-06
2-022-16 to 19, 35
2-032-01, 16, 23
2-041-13 to 15, 24, 25, 34
2-051-03, 04
2-052-02 to 06, 12
2-061-01, 07, 09, 11, 15, 17, 24, 26, 27
2-062-01 to 06, 08, 11, 12, 14, 15, 17 to 19
2-071-01
2-081-01, 02, 04, 05
2-093-04 to 06
2-101-05, 06, 12, 15, 19
2-105-02, 03, 07, 19
2-122-23, 24
2-123-04 to 07, 21, 22, 67, 68
2-125-04, 09, 41
2-131-10, 11
2-141-12, 31, 57, 58
2-142-03, 10
2-143-18
2-181-03 to 08, 12, 18, 20, 21
3-052-01, 02
3-053-07, 10, 13
3-062-01
3-071-07, 08, 19 to 22
3-142-18 to 24, 27, 29 to 31, 34
3-181-04
3-122-07, 31, 40
3-192-07, 22
3-204-15, 20, 21
174-060-21
174-070-17, 50, 51, 57
174-111-09 to 12, 40
174-112-04, 05

Parcels in Ridgeline Scenic Corridors

APN

1	001-011-01
2	001-012-01
3	001-031-27
4	001-031-42
5	001-032-12
6	001-032-13
7	001-032-14
8	001-032-15
9	001-032-16
10	001-032-17
11	001-032-18
12	001-032-19
13	001-032-20
14	001-032-24
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16	001-032-42
17	001-032-43
18	001-032-44
19	001-032-45
20	001-032-48
21	001-032-58
22	001-032-60
23	001-032-61
24	001-032-62
25	001-041-02
26	001-041-03
27	001-042-01
28	001-042-02
29	001-042-03
30	001-042-06
31	001-042-08
32	001-042-16
33	001-042-17
34	001-042-18
35	001-042-19
36	001-051-01
37	001-051-02
38	001-051-03
39	001-051-04
40	001-051-12
41	001-051-19
42	001-051-20
43	001-051-22
44	001-052-26
45	001-052-30
46	001-054-01
47	001-054-18
48	001-062-29
49	001-063-08
50	001-063-12
51	001-063-21
52	001-063-28
53	001-063-32
54	001-063-39
55	001-063-46
56	001-063-47
57	001-063-51

ATTACHMENT **B**

58	001-063-52
59	001-063-53
60	001-063-54
61	001-064-01
62	001-064-04
63	001-064-07
64	001-064-08
65	001-071-07
66	001-071-13
67	001-071-15
68	001-071-17
69	001-071-19
70	001-071-20
71	001-092-01
72	001-092-12
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