



TOWN OF FAIRFAX

STAFF REPORT

February 18, 2021

TO: Planning Commission

FROM: Ben Berto, Director of Planning and Building Services

SUBJECT: Ridgeline Scenic Corridor Area/Boundary Clarification

BACKGROUND

Staff has been working on developing a digitized, georeferenced baseline map of the Town's Ridgeline Scenic Corridors (RSC). Zoning Chapter 17.060 regulations cannot be fully implemented without diagrammatic documentation of the RSC location and boundaries. At the Planning Commission meeting on this topic last month, it appeared that a majority of the Commission does not support making substantive to the Ridgeline Scenic Corridor as depicted in the 1974 Visual Resources map.

This is the tenth Planning Commission meeting on the Ridgeline Scenic Corridor.

DISCUSSION

As noted in the staff report for the prior January 21 Commission meeting, attempting to amend the entire RSC chapter (Zoning Chapter 17.060) would be a complex undertaking that is beyond the scope of the Commission and staff at this time. At the January meeting, a Commissioner opined that a comprehensive overhaul should await an update of the overall General Plan, the source document which contains the 1974 Map of Visual Resources, which in turn contains ridgeline scenic corridors.

It assists the Town and its residents legally and procedurally to have a reference map that can be overlaid on property boundaries, to use as the basis for RSC determinations. Rather than spend increasingly limited time attempting to interpret the RSC definition text that could potentially remap RSC extent and boundaries, staff is proposing to incorporate a digitized, georeferenced version of the 1974 Visual Resources map as the basis for RSC determinations.

Justification for this approach can be found in Chapter 17.060. As a Commissioner pointed out, the Ridgeline Scenic Corridors definition calls out the area of the RSC "as located on Visual Resources Map No. 9" (aka the current General Plan "Map of Visual Resources").

The Planning Commission has previously reviewed and affirmed that a digitized, georeferenced version of the 1974 Visual Resources Map No. 9 is acceptable to use as a

basis for locating the RSC. Staff is attaching to the staff report this map, entitled "Map of Visual Resources" for consistency with the current General Plan map.

RECOMMENDATION

Direct staff to use the digitized, georeferenced Ridgeline Scenic Corridor "Map of Visual Resources" as the basis for determining RSC's area and boundaries.

ATTACHMENT

Attachment A Georeferenced, digitized 1974 Map of Visual Resources

1974 Visual Resources Map No. 9 (Georeferenced)

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