

MEMORANDUM

TO: Board of Adjustment
FROM: Aaron Nelson, Planning Coordinator *AN*
Maggie Squyer, Assistant Planner *MS*
DATE: May 22, 2019
RE: Board of Adjustment Meeting

The next meeting of the Board of Adjustment will be held on Tuesday, May 28, at 9:00 a.m. in the Commission Chambers at the **NEW** Fargo City Hall. If you are not able to attend, please contact staff at (701) 241-1474 or planning@FargoND.gov. Thank you.

BOARD OF ADJUSTMENT
Tuesday, May 28, 2019 9:00 a.m.
Commission Chambers
AGENDA

1. Approve Minutes of April 23, 2019 Meeting
2. New Business
 - a) Variance Request – 610 18th Avenue South
Request for a variance of Section 20-0501 of the LDC. The requested variance is to allow a building addition to encroach into the required interior-side setback area within the SR-2, Single-Dwelling Residential, zoning district.
3. Other Business
 - a) Staff update on Land Development Code Diagnostic Study & Core Neighborhoods Plan
4. Adjournment

Board of Adjustment meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Tuesday at 9:00 a.m. for one month following the meeting.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

BOARD OF ADJUSTMENT MINUTES

Regular Meeting:

Tuesday, April 23, 2019

The Regular Meeting of the Board of Adjustment of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 9:00 a.m., Tuesday, April 23, 2019.

The Members present or absent were as follows:

Present: Deb Wendel-Daub, Matthew Boreen, Russell Ford-Dunker, Michael Love, Mark Lundberg

Absent: Mike Mitchell

Chair Love called the meeting to order.

Item 1: Approval of Minutes: Regular Meeting of June 26, 2018

Member Boreen moved the minutes of the June 26, 2018 Board of Adjustment meeting be approved. Second by Member Ford-Dunker. All Members present voted aye and the motion was declared carried.

Item 2: New Business

a) Variance Request – 5707 88th Avenue South: APPROVED

Request for a variance of Section 20-0403 of the LDC (Land Development Code). The requested variance is to allow an existing accessory structure to exceed the maximum allowable accessory building height within the SR-1, Single-Dwelling Residential Zoning District.

Planning Coordinator Aaron Nelson presented the staff report and reviewed the criteria used during staff's analysis of the application. Mr. Nelson stated staff is recommending denial as the review criteria (a) and (c) have not been met.

Discussion was held regarding the proposal, alternative zoning options, the zoning history of the property, and how building height is measured.

Applicant Kurtis Hansey spoke on behalf of the application.

Member Boreen moved to approve the requested variance to allow an existing accessory structure to exceed the maximum allowable accessory building height within the SR-1, Single-Dwelling Residential Zoning District and the current building to stand as built. Second by Member Lundberg. Upon call of the roll Members Wendel-Daub, Boreen, Lundberg, Ford-Dunker, and Love voted aye. Absent and not voting: Member Mitchell. The motion was declared carried.

Item 3: Other Business

a) Annual Nomination and Election of Officers

-Chairperson

-Vice-Chairperson

Mr. Nelson provided an overview of the Board of Adjustment bylaws regarding annual officer elections.

Member Wendel-Daub moved Michael Love be nominated as the Board of Adjustment Chairperson. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Member Love moved Deb Wendel-Daub be nominated as the Board of Adjustment Vice Chairperson. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

b) Discussion on Process for Future Elections

The Board agreed to hold a regular meeting in July each year for the purpose of maintaining the bylaws and holding annual office elections.

Item 4: Adjournment:

Member Ford-Dunker moved to adjourn the meeting at 9:27 a.m. Second by Member Wendel-Daub. All Members present voted aye and the motion was declared carried.

CITY OF FARGO - Board of Adjustment Variance Staff Report

Item No: 2.a	Date: May 20, 2019
Address: 610 18 Avenue South	
Legal Description: Lot 2, Block 2, Harry A. Schnell Addition	
Owner(s)/Applicants: Joseph Dawson	
Reason For Request: Add an additional stall onto an existing one-stall attached garage that would encroach into the required interior-side setback area.	
Zoning District: SR-2, Single-Dwelling Residential	
Status: Board of Adjustment Public Hearing: May 28, 2019	

SR-2 Dimensional Standards		Current/Proposed Structure	
Setbacks:		Setbacks:	
Front (north):	30'	Front (north):	30'
Interior-Side (east):	5' or 10% (7.7')	Interior-Side (east):	13' / 4'
Interior-Side (west):	5' or 10% (7.7')	Interior-Side (west):	10'
Rear (south):	25'	Rear (south):	83'

Background:

The applicant would like to construct an addition onto an existing single-stall garage which would be partially located within the required interior-side setback area. The property is located at 610 18 Avenue S and is within the SR-2, Single-Dwelling Residential, zoning district. Section 20-0501 of the Land Development Code requires that primary structures be set back at least 5 feet or 10% of the lot width (whichever is less) from the interior-side property line in the SR-2 zoning district. The subject property is 77 feet wide, therefore requiring an interior-side setback of only 5 feet. The proposed addition would place the garage 4 feet away from the eastern interior-side lot line. Accordingly, the applicant is requesting a variance to allow the proposed addition to encroach one foot into the required interior-side setback area.

Criteria for Approval & Staff Analysis:

§20-0914.E.1 of the LDC states that, “A variance may be granted by the Board of Adjustment upon an affirmative finding that all of the following conditions exist.”

a. The requested variance arises from conditions that are unique to the subject property not ordinarily found in the same zoning district and are not a result of the owner’s intentional action;

The subject property is legally described as Lot 2, Block 2, Harry A. Schnell Addition. The property is 10,487 square feet in area, which is 2,487 square feet larger than the minimum lot size of 8,000 square feet for the SR-2 zoning district. In addition, the property has a front lot width of 77 feet, which is 17 feet longer than the minimum 60-foot lot width. Overall, the subject property appears to currently conform to all of the dimensional standards and use regulations of the Land Development Code (LDC). Based on a review of lot size, dimensional standards, and SR-2 properties in the area, staff contends that the subject property is not unique to other properties within the SR-2 zoning district.

Staff contends that the requested variance arises from conditions that are self-imposed by the applicant, and does not arise from conditions that are unique to the subject property. As noted in the submitted application, the applicant is proposing to construct the addition in order to accommodate additional parking needs of more than one vehicle. While the applicant provides evidence of nearby homeowners with two or more garage stalls on their property, a single-stall garage is not uncommon in the SR-2 zoning district. The applicant simply prefers to enlarge the existing structure in a manner which does not comply with the standard dimensional standards of the Land Development Code. **(Criteria NOT**

satisfied)

b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

Staff has no data that would identify an adverse impact to adjacent neighbors with this variance. In accordance with the notification requirements of the LDC, neighboring property owners were provided notice of the variance request. To date staff has not received any comments on this application.

(Criteria satisfied)

c. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;

The variance is being requested in order for the applicant to enlarge an existing garage, which is a typical use permitted by right in the SR-2 zoning district. Staff contends that no hardship exists as the property is capable of accommodating off-street parking while still meeting the requirements of the LDC. As noted above, the subject property has larger dimensions than the minimums required for the SR-2 zoning district.

Ultimately, staff suggests that the strict application of the applicable standards should not constitute an unnecessary physical hardship because the subject property can be used for, and currently is used for, an allowed use without conflict with the LDC. **(Criteria NOT satisfied)**

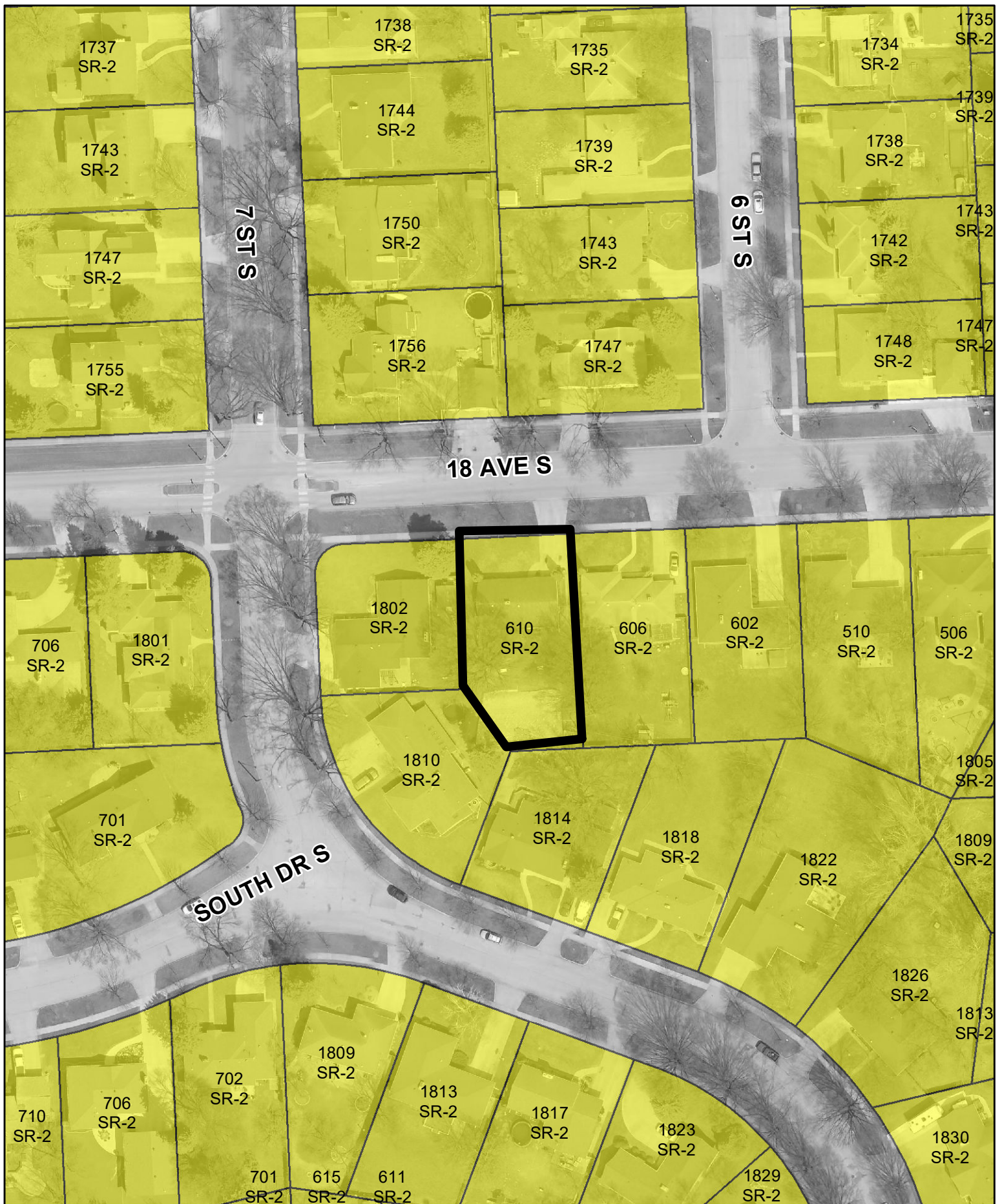
d. The variance desired will not adversely affect the public health, safety or general welfare;

Staff has no data that would identify an adverse effect on public health, safety, or general welfare. No public health, safety, or general welfare issues have been identified. Additionally, the applicant cites parking outside as a personal safety issue in the winter months when toting children and car seats across icy or slippery conditions. **(Criteria satisfied)**

e. The variance is the minimum variance that will overcome the hardship;

As mentioned above, staff suggests that there is no hardship to overcome due to the fact that the property can be (and is currently) used for an allowed use without coming into conflict with applicable site development standards. The desire for the variance is self imposed by the applicant and is not a situation caused by features unique to the subject property. However, if a hardship was found to exist, the proposed variance would be the minimum variance needed for the applicant to construct the addition as proposed by the applicant. **(Criteria satisfied)**

Staff Recommendation: “To accept the findings of staff and deny the requested variance to allow the proposed addition to encroach into the required interior-side setback area in the SR-2 zoning district on the basis that the review criteria of Section 20-0914.E.1 (a & c) have not been met.”





Planning & Development
225 4th Street North
Fargo, ND 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
www.FargoND.gov

VARIANCES (§20-0914)

The Board of Adjustment is authorized to grant variances from the zoning district dimensional standards and off-street parking and loading standards of the Land Development Code (LDC) that will not be contrary to the public interest or the spirit of the LDC, where owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary physical (not economic) hardship to the property owner.

Variance Application Process

- 1) The application and a nonrefundable fee of \$185 are due at the time of submittal
- 2) Notice of the Public Hearing is mailed to property owners within 300 feet of the proposed site at least 15 days prior to the Hearing and published once a week for two consecutive weeks in the newspaper.
- 3) The City Planner reviews your case, develops a staff report and prepares a recommendation to the Board of Adjustment based on the Criteria for Approval, below.
- 4) Board of Adjustment meetings are scheduled as needed.

Criteria for Approval

A variance may be granted by the Board of Adjustment upon an affirmative finding that all of the following conditions exist.

- a. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;
- b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;
- c. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;
- d. The variance desired will not adversely affect the public health, safety or general welfare; and;
- e. The variance is the minimum variance that will overcome the hardship.

Acknowledgement – I hereby acknowledge that I have familiarized myself with the rules and regulations to the preparation of this submittal and that the foregoing information is true and complete to the best of my knowledge. I, the undersigned, do hereby petition the Board of Adjustment of the City of Fargo, North Dakota, to take such action as may be required by law of the City of Fargo to grant a variance pursuant to Section 20-0914 of the Land Development Code of the City of Fargo.

Owner (Signature): _____ Date: _____
Note: A nonrefundable filing fee of \$185.00 must be accompanied with the application at time of submittal.

Office Use Only

Date Filed: 4-15-19 Planning Contact: _____ Nonrefundable Fee \$185.00: Ch. #3215

Joseph R. Dawson
610 18th Ave. S.
Fargo, ND 58103-4943



APPLICATION FOR VARIANCE

The Board of Adjustment is authorized to grant variances from the zoning district dimensional standards and off-street parking and loading standards of the Land Development Code (LDC) that will not be contrary to the public interest or the spirit of the LDC, where owing to special conditions, a literal enforcement of the provisions of this LDC would result in **unnecessary physical (not economic) hardship** to the property owner.

Property Owner Information:	Representation Information: (if applicable)
Name (printed): <u>Joseph Dawson</u>	Name (printed): _____
Address: <u>610 18th Ave. S.</u>	Address: _____
Primary Phone: <u>701-200-6003</u>	Primary Phone: _____
Alternative Phone: _____	Alternative Phone: _____
Fax: _____	Fax: _____
Email: <u>Dawsonjo@outlook.com</u>	Email: _____

Location of property requesting a variance:
Address: <u>610 18th Ave. S.</u>
Zoning District: <u>SR-2</u>
Legal Description: <u>Block 2, Lot 2</u>

Proposed Variance Information:

What Land Development Code Standard are you seeking a variance? (e.g. setback, lot coverage, height)

Setback

Please describe difference between the standard and the proposed (e.g. The standard is 10 ft. and my project would propose a 7' setback). The standard is a 5 ft. setback to the structure and 4 ft. to the roof overhang. My project would propose a 4 ft. setback to the structure and a 3 ft. setback to the overhang.

Please explain your project, describing why you are requesting a variance and why you believe a variance is justified. Along with your project description, please include a site plan/diagram with dimensions. (Attach additional pages, if needed.)

I would like to add onto my single stall garage to make it into a double stall garage. My current single stall garage is 11 ft. wide. Today's standard double stall garage's typically range between 20 ft. wide to 24 ft. wide.

I am requesting a variance to only allow enough space to build a 20 ft wide double stall garage. My existing garage is 11 ft. wide and the property line is 13 ft. from the side of my garage. A 4 ft setback would give me an additional 9 ft. to build a 20 ft. wide garage. (See attached drawing)



Criteria for Approval:

Please explain how your requested variance meets the following five criteria for approval, pursuant to Section 20-0914 of the Land Development Code: (Attach additional pages, if needed.)

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;

Yes, see attached additional sheet.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

No, the adjacent property owners or residents will not be adversely affected by this variance.

3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;

The existing setback requirement of 5 ft. will not provide enough room to add a second stall garage.

Therefore, a variance is needed in order to construct a 20 ft. wide garage.

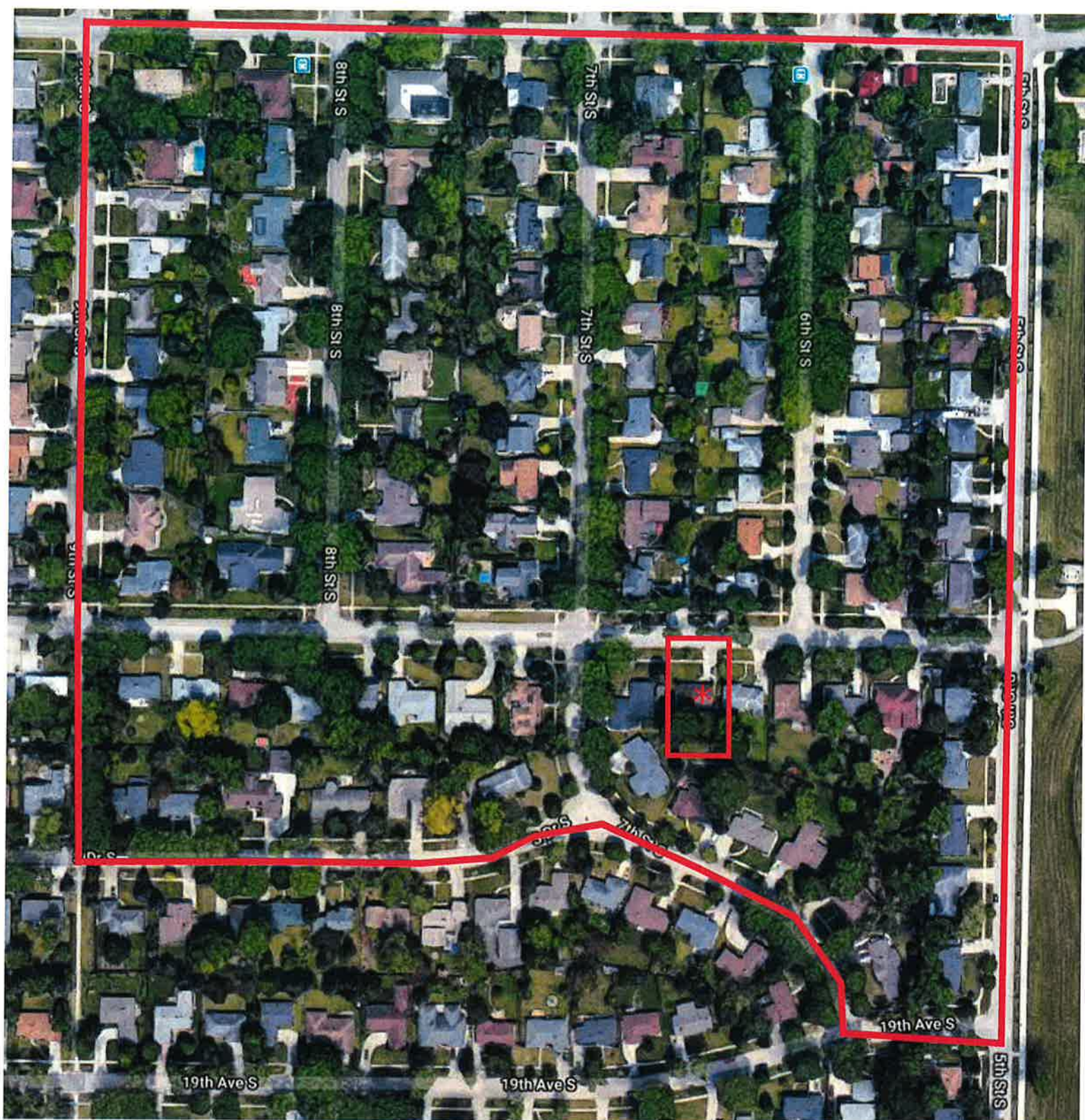
4. The variance desired will not adversely affect the public health, safety, or general welfare; and

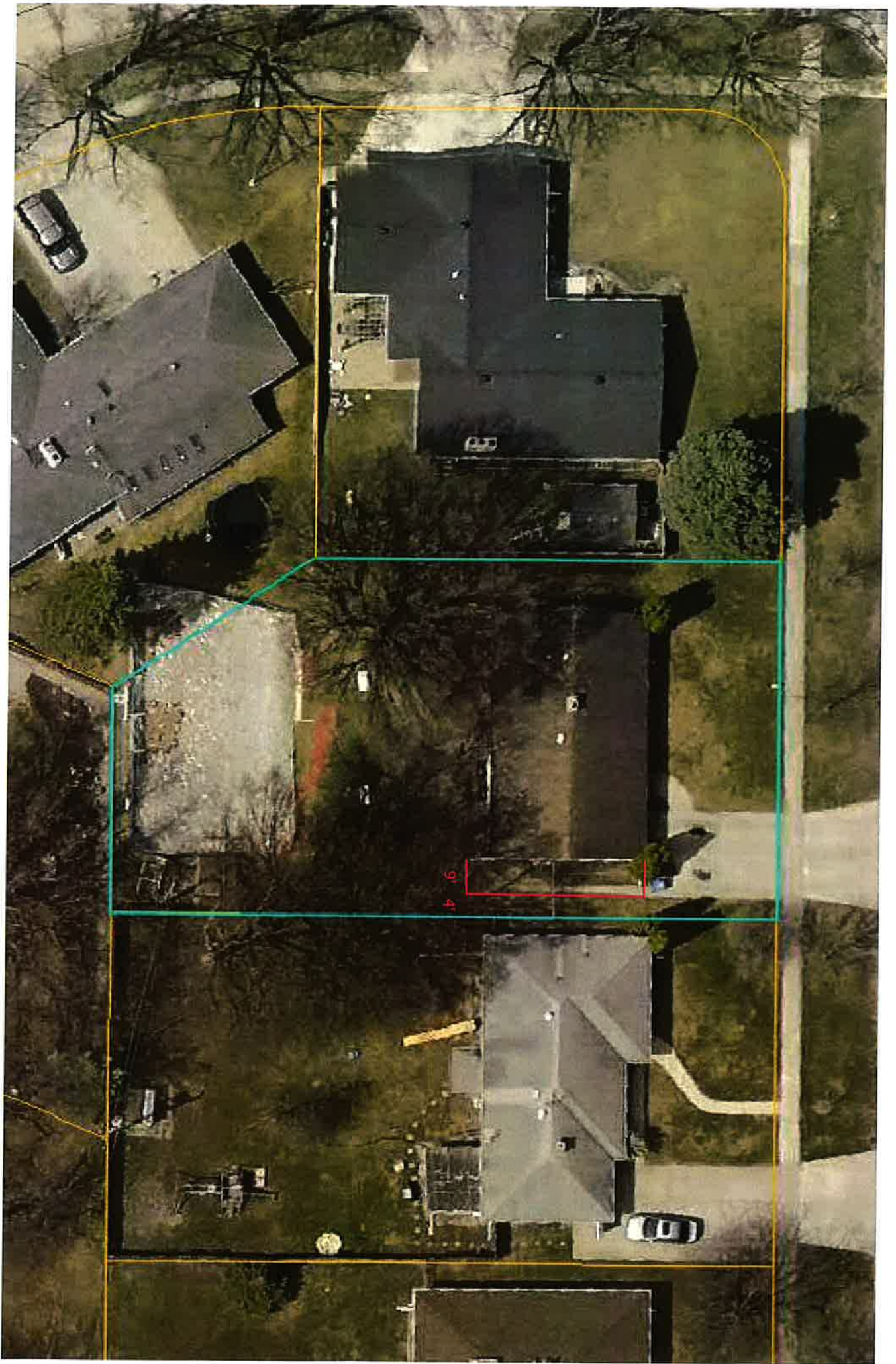
No, the public health, safety, or general welfare will not be adversely affected by this variance.

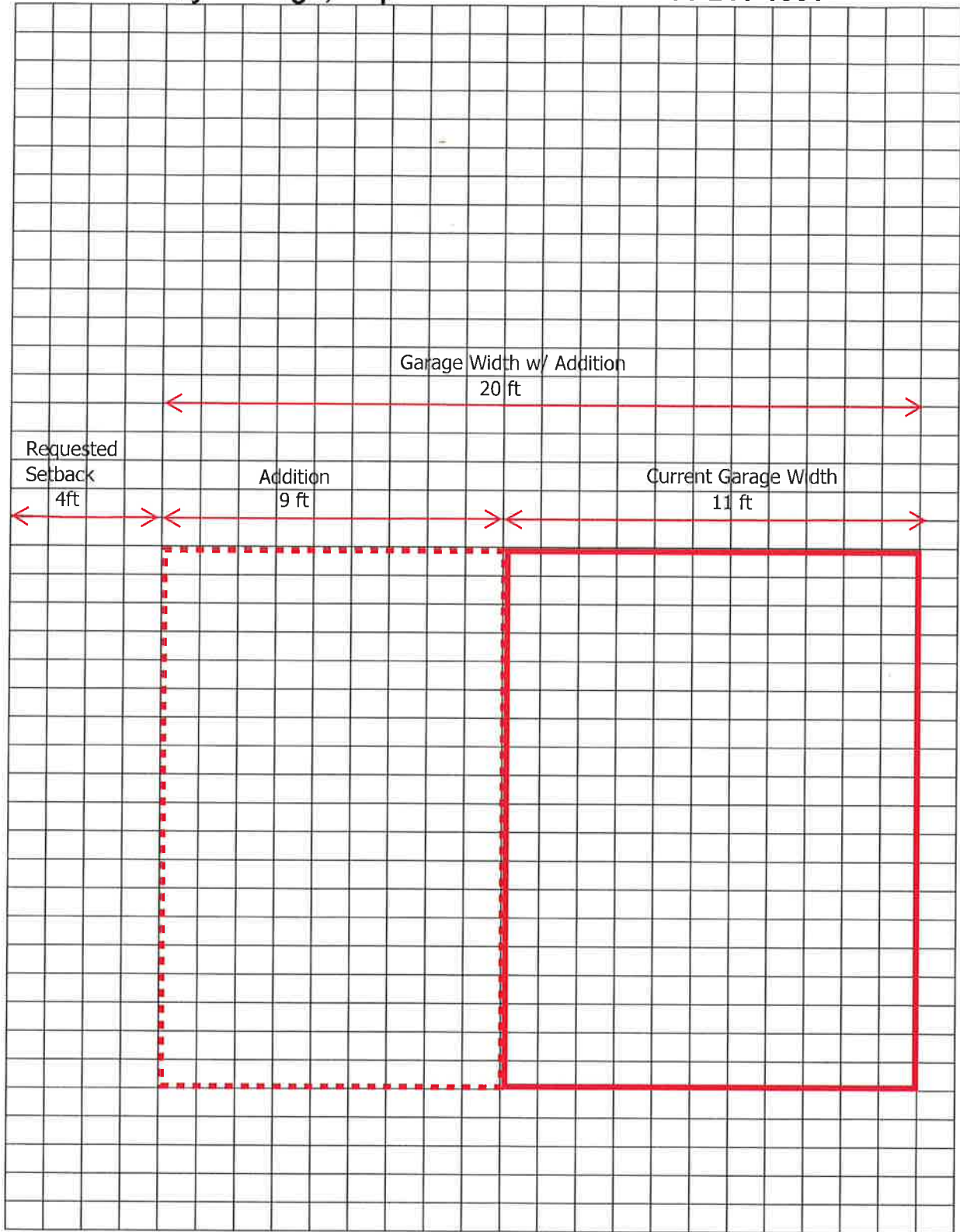
5. The variance is the minimum variance that will overcome the hardship.

Yes, a variance for a 4 ft. set back is the minimum variance in order to construct a 20 ft. wide garage.

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;
 - a. Yes, I do believe the requested variance arises from conditions that are unique to my property, that are not ordinarily found in the same zoning district. There are twice as many houses in my neighborhood with double stall garages compared to single stall garages. Out of 112 houses shown on the attached map only 35 have a single stall garage, 1 house has no stall, 71 houses have a double stall, and 5 houses have a triple stall garage. This comes out to 32% of houses with a single stall or no stall, and 68% of houses with at least a double stall garage.
 - b. Almost all of the new houses being built today have garages that are larger than 20' wide.
 - c. My neighbor directly to the West of my property also dealt with this issue when he added an addition to his garage several years ago. He received a variance to build a third stall garage past the setback standard of 5 ft.
 - d. A 20' wide garage would provide additional space to park two vehicles and enough room to get kids and car seats in and out. This space to get kids and cars seats out of both vehicles is especially crucial during winter months when temperatures get into the -30° F and -50° F windchills. Not only because of the freezing conditions, but also the icy, slippery conditions.
 - e. A 20' wide garage would also allow enough space to install an 18' wide garage door. The additional foot of space, compared to a 19' wide garage, will provide sufficient room to install the framing needed to support a header for an 18' wide garage door.







Property line

Requested 4 ft. setback

Standard 5 ft. setback

Project Summary

Project Name: Land Development Code Evaluation & Direction

February 20, 2019

Project Abstract:	The purpose of this project is to partner with a qualified consultant to evaluate the City's development codes and processes in order to assess the potential for future improvement and identify the best course of action for achieving improvement.	
Purposes and Needs	<ul style="list-style-type: none"> ● To assess how well Fargo's development codes align with the City's development goals (such as those stated within the Go2030 Comprehensive Plan and related plans and policies), and the effectiveness of Fargo's development codes in reaching those goals. ● To assess how well Fargo's development codes align with citizen expectations and national development trends. ● To assess the simplicity, intelligibility, and overall user-friendliness of Fargo's development codes. ● To assess the appropriateness and legality of Fargo's development codes. ● To assess stakeholder opinion and support of Fargo's development codes. ● To assess the impacts and effects of Fargo's development codes on City finances and the local economy. 	
Outcomes & Deliverables:	<p>Project Outcomes:</p> <ul style="list-style-type: none"> ● An understanding of the strengths and weaknesses of current development codes, as they relate to the Purposes & Needs outlined above. ● A clear rationale supporting a preferred alternative action. ● Buy-in, support, and general consensus from stakeholders on needed actions. <p>Project Deliverables:</p> <ul style="list-style-type: none"> ● Assessment Report ● Recommendation on Alternatives Action Steps ● Presentations to Planning Commission, City Commission, and other applicable committees. 	
Timeline:	<ul style="list-style-type: none"> ● RFP Available for Viewing ● Questions Due ● Answers Due ● Proposals Due ● Interview Selection Notice ● Interviews ● Award Notice ● Contract Due ● Contract to City Commission ● Project Kick-off ● Project Completion 	<ul style="list-style-type: none"> May 31, 2019 June 17, 2019 June 24, 2019 July 1, 2019 July 15, 2019 July 29 – August 2, 2019 August 15, 2019 August 29, 2019 September 9, 2019 September 2019 February 2020

Scope of Work

- Project Management – The consultant will take the lead in managing their time, staff, resources, budget, and related activities to ensure that the project objectives are met. The consultant will be in close communication with staff throughout the life of the project. Staff will provide general oversight of the consultant and will help to facilitate interactions with the Planning Commission and project stakeholders.
- Public & Stakeholder Participation – The consultant will develop a strategy for public and stakeholder participation in the project. The City will provide a list of potential stakeholders as a reference to the consultant.
- Development Codes Analysis – The consultant will conduct an in-depth and multi-faceted analysis of the City's development codes. The City's development codes are codified within the Land Development Code (LDC), which is Chapter 20 of the Fargo Municipal Code. While the LDC will be the primary focus of the analysis, it should be noted that there are a few development-related codes that are located outside of the LDC, which may also need to be considered as part of the analysis. The analysis is not intended to include assessment of building codes or fire codes, unless there is direct impact to the LDC or the objectives of this project.

It is anticipated that this analysis shall include the following components:

- *Alignment with Existing Plans & Policies* – An assessment of how well development codes align with the City's development goals (such as those stated within the Go2030 Comprehensive Plan and related plans and policies), and the effectiveness of current development codes in reaching those goals.
 - *Legal Compliance* – An assessment of code compliance and alignment with state and federal requirements and enabling legislation.
 - *Best Practices & Expectations* – An assessment of how well the City's development codes align with 1) expectations of citizens and the development community, 2) national development trends, and 3) municipal best practices.
 - *Development Review Processes* – An assessment of the City's development review process, including application review, communications, application fees, etc.
 - *User Friendliness* – An assessment of the simplicity, intelligibility, and overall usability of the City's development codes.
 - *City Financial impacts* – A high-level assessment of how development under current codes impacts costs and revenues of the City.
 - *Economic Considerations* – A high-level assessment of how current development codes impact the local economy. This could include such factors as housing affordability, economic development goals, etc.
 - Development of Alternatives – The consultant will develop and propose at least three (3) different alternative courses of action based on the results of the codes analysis. Each alternative developed shall be sufficiently detailed to clearly outline necessary action steps and discuss the pros and cons of each.
 - Recommendation on Preferred Alternative – The consultant will develop a persuasive argument in favor of a preferred alternative. The preferred alternative will be selected with input from City staff and the Planning Commission.
 - Presentation & Communication – The consultant will present the codes analysis report and alternatives recommendation to the Planning Commission, City Commission, and other applicable committees as defined in the final scope of work.
-

Project Summary

Project Name: Core Neighborhoods Plan

May 15, 2019

Project Abstract:	<p>The purpose of this project is to partner with a qualified consultant to produce a Core Neighborhoods Plan that will build upon vision and goals of the Go2030 Comprehensive Plan; identify and respond to current conditions and issues; and guide public and private investment over the next 10-15 years.</p> <p>This planning process is intended to build upon the work recently completed with the Downtown InFocus Plan by working with stakeholders to collaboratively expand planning efforts to the neighborhoods surrounding the downtown core. This planning process will build upon previous and current planning efforts within core neighborhoods, and seeks to strategically refine the principles of the Go2030 Comprehensive Plan for use at the neighborhood level.</p>
Purposes and Needs	<ul style="list-style-type: none">• To develop a broadly supported and achievable vision for the core neighborhoods.• To define and understand the issues and forces affecting the core neighborhoods.• To develop a mutual understanding of the desires and concerns of all stakeholders.• To synthesize existing plans and policies with any identified new vision and/or goals for the core neighborhoods, and to prioritize competing goals.• To identify and define actions necessary to address issues and achieve identified vision/goals.• To guide private development and public improvements in accordance with identified vision and goals.• To outline a housing strategy which contemplates and accounts for such things as affordable housing, market forces, land use & housing regulations, and diversity of housing options.
Issues:	<ul style="list-style-type: none">• Property maintenance & neighborhood character• Code enforcement & blight• Infill & redevelopment pressures• Population growth• Affordable housing• Lack of diverse housing options• School enrollment• Aging infrastructure• Other livability issues (e.g. healthy food, mobility, recreational amenities & trails, trees/vegetation, public/social spaces, employment, crime, safety, art, aesthetics, events, etc.)• Competing goals
Project Outcomes:	<ul style="list-style-type: none">• A collective and broadly supported future vision and plan for the core neighborhoods• A clear understanding of the various issues affecting core neighborhoods• Improved trust and understanding between and amongst stakeholders (primarily citizens, City staff, and development community)• A framework for which future planning efforts can build upon (e.g. plans for specific topics or individual neighborhoods)• Clearly defined implementation actions and recommendations• Stakeholders and City decision-makers will have relevant data, information, and policy guidance to inform future decision making
Timeline:	<ul style="list-style-type: none">• June 28, 2019 RFP Available for Viewing• August 5, 2019 Proposals Due• Sept 9-13, 2019 Interviews• Oct 21, 2019 Contract to City Commission for Approval• Nov 2019 Project Kick-off• End of 2020 Project Completion

Scope of Work Elements:

- Project Management – The consultant will take the lead in managing their time, staff, resources, budget, and related activities to ensure that the project objectives are met. The consultant will be in close communication with staff throughout the life of the project. Staff will provide general oversight of the consultant and will help to facilitate interactions with City staff, board/committee members, and project stakeholders.
- Public & Stakeholder Participation – The consultant will develop a strategy for public and stakeholder participation in the project. The City can provide a list of potential stakeholders as a reference to the consultant as a starting point. However, the consultant shall be responsible for proposing a comprehensive public & stakeholder participation strategy. The City intends to establish a project steering committee, which should be incorporated into the proposed participation strategy. As reflected in the Project Objectives, broad support and improved stakeholder relations are paramount to the success of this planning effort.
- Existing Conditions & Data Analysis – The consultant will work to gain a firm understanding of the context, trends, and related information applicable to the core neighborhoods in relation to the larger community. This information and data will be used to inform the study and to ground the study in objectivity.
- Vision & Goal Setting – The consultant will work with the City and project stakeholders to develop a broadly supported and achievable vision and related goals for the core neighborhoods. The vision and goals shall build upon the City's Go2030 Comprehensive Plan and related policies.
- Identification of Focus Areas – The consultant will work with the City during the planning process to solidify areas of focus for the study based on existing conditions, data analysis, stakeholder participation, and overall vision and goals. The exact focus areas will not be defined at the outset of this project, but will be identified and selected as part of the planning process. However, it is anticipated that the following topics may be incorporated:
 - Housing
 - Transportation
 - Public Space & Infrastructure
 - Property maintenance, code enforcement, blight
 - Development Controls & Physical Environment (entitlements, land use, density, form, etc.)
 - Livability & Quality of Life
 - Community Economics and Municipal Finance
 - [others?]
- Policy Development & Analysis – The consultant will develop a process and lead efforts to iteratively generate and refine potential solutions and strategies for achieving study goals and project objectives.
- Plan Development – The consultant shall document the planning process and outcomes within a final report. The final report will include an executive summary (or similarly concise overview) and a detailed implementation strategy, in addition to all other relevant information necessary to document the planning process and outcomes.
- Implementation Strategy – The consultant will develop a strategy for achieving study goals and project objectives. The consultant will be innovative and proactive in their approach to implementation, in order to ensure the highest chance for success.
- Presentations & Communications – The consultant will present the final plan and implementation strategy to the Planning Commission, Community Development Committee, City Commission, and other applicable committees as defined in the final scope of work. Additionally, the consultant will work with staff to communicate with project stakeholders throughout the process, and to present intermediate deliverables and related information.