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From: John Harrington [mailto:jaharrin@tds.net]

Sent: Wednesday, March 16, 2011 9:15 AM

To: Martin, Al

Subject: Agenda item 1

HI Al

I have one major concern with the Development Process draft and that has to do with UDC decisions (Item D 8). If I'm reading and interpreting the draft correctly it appears that the UDC will only be seeing an item once, no final (to be done by Planning) only initial and no referrals. Is this correct?

If it is, please share my concerns with the Commission, if not toss.

Without initial and final and the ability to make referrals:

1. Developers will need to submit complete documents. Any changes brought to us the day of our Commission meeting would likely mean that the submittal will be withdrawn from the agenda and need to come back. Currently we have at least one submittal bringing changes to us on the day of our meeting.
2. We will lack the ability to provide feedback, when needed, that will result in an enhanced design-I think the Edgewater is a good example of this and of number 1 above.
3. Plan submittals would need to be complete with materials, plant species specified, etc. Currently, this does not happen until the final, but details would need to occur with the first (and supposedly) only submission to us. We certainly can't do our job focusing on aesthetics without the details that generally come in a final submission.

The result of this change is more denials, frustrations by all, and poorer designs moving forward.

I hope I've misread this.

I should see you sometime tonight.

John