

September 24, 2003

Hand Delivered

City of Longmont, Regular Planning and Zoning Commission
Attn: Donna Barr, Chairman
350 Kimbark Street
Longmont, CO 80501

Dear Chairman Barr and Commissioners:

In light of the completion of the work of the Planning and Zoning Commission ("P&Z") related to the update of the Longmont Area Comprehensive Plan, the members of the Long Range Planning Commission ("LRPC") have met with City of Longmont ("City") staff a number of times to discuss our thoughts on what role the LRPC could play over the next one to two years as the City addresses some of the issues that were identified by P&Z and City Council during the process of updating the Comprehensive Plan, but which were specifically determined to be beyond the scope of the targeted update.

Members of LRPC agree that an appropriate role for the LRPC is that of "first filter". In policy areas in which the City is in need of new or updated zoning development parameters and guidelines, LRPC can review how other communities approach issues and develop options and recommendations for P&Z and City Council to consider. No matter what issues LRPC is asked to work on, we believe that serving as "first filter" creates a unique role for LRPC that augments rather than duplicates the work of P&Z and City Council.

In this context, the members of LRPC concluded that defining and developing a vision for mixed-use development, which came up numerous times during the comprehensive plan update process, is an area of great importance and great interest to members of the City Council, the P&Z and to the citizens of Longmont and one appropriate for the LRPC to address. It is our determination that the LRPC is a body well suited to taking the time to investigate how Longmont can best develop its future in the area of mixed-use development and re-development. In reviewing the list of issues left open after the comprehensive plan update it was our conclusion that work in the area of mixed-use development would impact a number of those issues including:

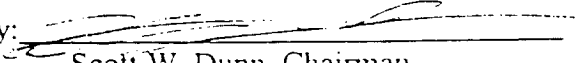
corridor planning for the City's gateways;
redevelopment on Main Street;
redefining the idea of neighborhood.

With these thoughts in mind LRPC is expressing its desire to be tasked with assisting in the defining and planning of Longmont's vision for mixed-use development and re-development. Provided there is agreement on LRPC moving forward on these issues we look forward to further discussions with the P&Z and the City Council to define the specifics of the tasks to be accomplished and the LRPC's specific role.

We look forward to hearing from you and having further discussion on this matter.

Sincerely,
City of Longmont, Long Range
Planning Commission

By: Commissioners Bachmann, Creighton,
Dunn and Emmot

By: 
Scott W. Dunn, Chairman

C: City of Longmont, City Council
Brad Schol, Planning Director