

**County of Fairfax, Virginia
Planning Commission Meeting
October 7, 2020
Verbatim Excerpt**

PUBLIC FACILITIES MANUAL PROJECT PHASE 2 UPDATE – The proposed amendments to the Fairfax County Public Facilities Manual (PFM) are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of the County’s land development review process. The amendments primarily focus on technical issues. Overall, the amendments are necessary to incorporate flexibility and innovation into the PFM while updating the PFM to align it with specific requirements set forth in the Virginia Code, the County Code, and other County documents, such as the Comprehensive Plan, the Countywide Trails Plan, and the Urban Design Guidelines. Specific amendments incorporate the Urban Design Guidelines for proposed development proposals located in Commercial Revitalization Districts and Areas and Mixed-Use Centers into the PFM; incorporate a legislative amendment to decommission solar facilities; incorporate standards for the use of lime stabilization; set residential basement floor elevations above the seasonal groundwater table; add exploration requirements for deep foundations; clarify the validity of geotechnical reports previously approved by the County; update the regional pond policy language; enhance the submission requirements for water quality computations; update storm values for the design of dams; add the requirement for “silt tight” joints for storm sewer pipe; update the standards for polypropylene pipe; update pressure flow requirements for storm sewer; allow an alternative driveway entrance subject to approval by VDOT; require additional information on preliminary plan submissions; incorporate bicycle parking guidelines; adjust concrete trail widths; clarify the different trail requirements for trails located within the right-of-way; enhance the trail design standards; incorporate a legislative amendment to clarify the State Code subdivision provisions for sidewalks that front on existing roadways; update the safety standards for tot lots; elevate manhole covers to prevent inflow; reduce the unit flow factor for single-family attached and detached dwellings; remove outdated provisions such as concrete sanitary sewer pipe; increase and update Polyvinyl Chloride pipe specifications; add ductile iron pipe lining requirements; clarify and enhance critical root zone requirements; reduce minimum caliper size requirements for replacement trees; and update and reorganize the tree selection tables. (Countywide)

During Commission Matters

(Decision Only) (Public Hearing on this application was held on September 17, 2020)

Commissioner Jimenez: Well, thank you. And good evening. When – when looking at this motion that was the PFM, the proposed amendments to the Fairfax County Public Facilities Manual. Last we looked, there were a lot of questions still outstanding. They were asked by the community, different parts of the community to sit down and speak with staff to have some of those questions answered. Staff feels very confident that they have answered these questions. Moving forward, they have taken one part 8-0301.1 [sic] related tot lots surfaces and stricken that from the amended list moving forward. And so tonight, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD ADOPT THE PROPOSED AMENDMENT TO THE PUBLIC FACILITIES MANUAL, AS SET FORTH IN THE STAFF REPORT DATED JULY 28TH, 2020, WITH THE EXCEPTION OF PROPOSED SECTION 8-0301.1 I, RELATED TOT LOT SURFACES.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Commissioner Sargeant. Is there a discussion of the motion? Yes, Commissioner Carter.

Commissioner Carter: One – one small point. I think this is a good approach to incorporate the Urban Design Guidelines for proposed development proposals located in commercial revitalization districts and mixed-use centers. I think that's – that's a good approach. I don't know where else it's referred to except in – in this place. And the spirit of this I think is – this stuff – this makes a starting point for the design guidelines. It still provides the community for additional creativity. Thank you.

Chairman Murphy: Thank you very much. Commissioner Cortina.

Commissioner Cortina: Yes. I would like to support the PFM changes. But I – I do wanna continue to comment that we are not adequately working with other stakeholders in the community. Whether it's the Tree Commission, EQAC, or the Chesapeake Bay Exception Review Committee to vet some of these PFM changes in advance. Also, I would like to ask that the County, in the future, look at climate change and the PFM. I'm not going to make a follow-on motion here. I would like this to go through as is, but we have to be mindful of climate change on our infrastructure. Thank you.

Chairman Murphy: Further discussion? Yes. Mr. – Commissioner Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. I just had a – a question of staff, if I could. In – with regard to staff's response to comments that were received. Specifically, comment 10, which addresses the matter of the crumb rubber for athletic fields. The response that staff had provided was, see response above. And – and I – I must – I just couldn't find the response above. Was I – did I miss it? And can you point it out to me if I did. Are we lost staff?

[Inaudible]

Chairman Murphy: We can't hear any – anything coming from staff. It was so good we wanna hear it twice.

Commissioner Sargeant: I think you need to repeat questions.

Chairman Murphy: Anyone hear me?

Commissioner Niedzielski-Eichner: Did – Mr. O'Donnell, did you hear my question?

William O'Donnell, Zoning Evaluation Division, Department of Planning and Development:
Commissioner Niedzielski-Eichner, I – I did not hear the question.

Commissioner Niedzielski-Eichner: Alright. Let me – let me repeat it. It – it's with regard to staff's response to comments received on the PFM proposed changes. And it's comment Number 10, which speaks to the crumb rubber that's used in athletic fields. And the response that staff provided is, see response above. And I couldn't find the response specific to that issue and if I missed it, just point it out to me. If I didn't – if I – if it's not there, what is staff's response?

Mr. O'Donnell: Commissioner, unfortunately I'm not the subject matter expert in this. I don't know which staff is supposed to be – I mean – is – is John Friedman on the line? Is Jan Leavitt – yeah – Jan Leavitt or John Friedman call in?

Jan Shaw Leavitt, Site Code Research and Development Branch, Land Development Services: This is Jan Leavitt. The question being asked is, I think, on clip 10 as to lot of top questions regarding – regarding tot lots. And my response is, see response above. And what the intent of that was to go into comment two, where the answer to the rubber tot lot surfacing is that we recommend that the section be pulled, as it was stated earlier. So, I'm sorry that that's not clear but – that's not clear. But it is to recognize that since that section is being pulled...

Commissioner Niedzielski-Eichner: Okay, okay. I'm – I'm fine with that. Thank you. I – I was – I wasn't clear, and then you helped me. So, I'm going to support the motion.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Public Facilities Manual Project Phase 2 Update, as articulated by Commission Jimenez, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

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