

**Planning and Zoning Commission Special Work Session Minutes
December 1, 2016
Conference Room 1-B - 1st Floor City Hall**

ATTENDANCE:

Members Present: Burns, Harder, Loe, MacMann Rushing, Russell, Stanton, Strodman, Toohey
Members Absent: None
Staff: Teddy, Zenner
Guests: Various

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – Old Business

- Follow-up Discussion UDC Segment 5 & 6

Chairman Strodman opened the meeting and sought comments from the Commissioners relating to the issues that were raised during the previous Special Public Hearing on November 16. There was specific discussion on balcony projections over the right of way in the M-DT district, neighborhood protection standards, affordable housing incentives, and presentations from staff relating to conditional use permits and preliminary plat expiration time frames.

There was general Commission discussion on these as well as other UDC-related topics and there were several proposed text changes. The Commissioner discussion was focused on preparing amendments for consideration at the December 8 meeting in efforts to streamline the UDC discussion. There were no final votes taken on any amendment proposed. The special work session was convened since it was understood that the general business items for December 8 would be extensive and several of the items were controversial.

Staff also provided information submitted by the public for the Commission's consideration from earlier in the week and received on the day of the meeting. The information dealt with a potential conflict between the UDC and the Fire Code, limitations on permitted uses within the IG district and possible chilling effects on industrial recruitment, and proposed revisions to the neighborhood protection standards and median setback measurement.

Staff attempted to answer Commission questions relating to each item. The UDC/Fire Code conflict would require conferring with the Fire Department. The IG use restriction issue was discussed and shown to be a misunderstanding of how the uses in question would be viewed from a regulatory perspective given the definitions of "light" and "heavy" industry. Mr. Zenner provided a mark-up of the current M-1 zoning classification to show where all the uses within the district are found/categorized in the UDC. As for the revisions to the neighborhood protection standards and median setbacks, the Commission took the requested changes under advisement.

There was also discussion of the comments made by the Disabilities Commission relating to "group homes". It was concluded that the confusion expressed could be addressed by a modification of the definition of a "group home – small" by starting that a "group home of three or fewer unrelated individuals are not required to register as a group home." Mr. Teddy discussed the issue of separation. He suggested that there could be some tweaking to the requirement; however, was not prepared to make any recommendations without additional study.

Following the discussion on group homes, Chairman Strodman polled the Commission for additional discussion on proposed amendments. Seeing none he sought comments from the staff. Mr. Zenner indicated that the UDC

Errata Sheet would be prepared and put out with the December 8 agenda. It would include proposed revisions made by the Commission through the November 16 meeting. There was also discussion of the potential for additional meetings should the length of the December 8 meeting become an issue. There was no specific direction taken on that matter, but staff would inquire about when the Council Chambers were available.

ACTION(S) TAKEN: No votes or motions were made. Meeting adjourned approximately 10 p.m.