

Planning and Zoning Commission Work Session Minutes
May 18, 2017
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Members Present: Burns, Harder, Loe, MacMann, Rushing, Russell, Stanton, Strodtman

Members Absent: Toohey

Staff: Caldera, Palmer, Smith, Teddy, Zenner

Guests: None

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – New Business:

- April 2017 Building Permit Report

Mr. Zenner provided the March 2017 building permit reports to the Commissioners for information purposes. He explained the calendar year to date (CYTD) spreadsheets.

- UDC Discussion – Outstanding Topics & Projects

Mr. Zenner introduced the topic and explained the purpose for the discussion item. He noted that following Council's adoption of the UDC there were several amendments that were not passed and that some items that were discussed aligned with the Commission's expressed concerns during its review. Additionally there were several follow-up issues/projects that needed to be addressed to ensure effective implementation of the new code. The purpose of the evening's discussion was to determine the priority that these projects should take.

Mr. Zenner explained that there were generally three main projects that should be addressed by the end of 2017. These projects included the rezoning of existing C-2 property not converted to M-DT, review and determination of what "conditional" uses should be left as such or converted to "permitted" with use specific conditions, and a comprehensive evaluation of property where the zoning doesn't match its current use (i.e. zoning anomalies). Commissioners and staff agreed that the C-2 rezoning issues could be identified most easily and would be best to knock-out first, followed by the conditional use evaluation, and then the zoning anomalies. Staff would begin moving through the topics with the Commission beginning at its June 8 meeting.

Mr. Zenner further noted that during the Council process there was significant discussion regarding neighborhood protection standards – not unlike that had during the Commission public hearings. As a result there were several recommended amendments that were presented; however, not approved. Mr. Zenner sought direction from the Commission if they desired to review those recommended changes and potentially work on revisions. There was general Commission discussion and it was agreed that they did desire to see what was proposed, but not immediately dive into making potential changes.

Mr. Zenner also noted that as part of the Commission's final remarks on the UDC there was discussion on creating some type of incentives in the R-MF district to promote affordable housing. There was general discussion on this topic and it was concluded that the Commission needed to conduct some independent research on how such a system could be effectively integrated into the Code. Mr. Caldera advised that if the Commission were to form a work group such meetings would need to be posted. Based on this direction, it was determined that research would be conducted independently and brought back to the group for further discussion. Ms. Loe indicated she would be willing to do some research and come back to the Commission with her findings in August.

Mr. Zenner indicated that later this year there would likely be other changes coming forward to the Commission for their consideration to address issues encountered as staff proceeds to administer the code. He noted that staff is currently collecting issues and would be reviewing them to determine which needed official text changes or just interpretations. Mr. Zenner stated that due to the immediate implementation of the code there was limited time to train staff and as a result several provisions are confusing and sometimes appear in conflict with others. Future amendments are intended to address these issues.

ACTION(S) TAKEN: The May 4, 2017, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:50 p.m.