

**Planning and Zoning Commission Work Session Minutes
September 21, 2017
Conference Room 1-B - 1st Floor City Hall**

ATTENDANCE:

Commission Members Present: Burns, Loe, MacMann, Rushing, Russell, Strodtman, Stanton, Toohey
Commission Members Absent: Harder
Staff: Caldera, Palmer, Teddy, Smith, Zenner
Guest: Farnen

ADJUSTMENTS TO AGENDA: None

TOPICS DISCUSSED – New Business:

- **August Building Permit Report**

Mr. Zenner provided the August building permit reports to the Commissioners for information purposes. There was general discussion. Comments were made that the revenue looked better than expected for this time last year. Mr. Zenner noted that it was possible there could be an additional push for permits before the end of September which would show revenue going up more. This push was a result of the changes in the sewer connection charges. Mr. Zenner noted that if the Commission desired more detailed information regarding the permit reports he would be happy to ask a representative from the BSD Division to join our next meeting.

- **Permitted and Conditional Use – Potential Amendments**

Mr. Zenner provided an overview of the purpose this segment of the meeting and referenced the supplemental documents that were distributed with the on-line work session agenda. He noted that what he desired to accomplish with the Commission was an understanding of what uses should be retained as “conditional” and which should be considered for “permit or conditional”. He asked that the Commission limit discussion to just identification for this meeting and stated that in future meetings staff and the Commission could work out details as they related to “use specific conditions” should a particular use be denoted as “permitted/conditional”.

There was general discussion among the Commission regarding the proposed process. Mr. Zenner proceeded to work with the Commissioners on identifying the existing conditional uses and if they felt such a designation was proper. There was significant discussion regarding “group homes large and small” and “halfway” house. The discussion focused on the difference between them and if the halfway house use should be a “permitted/conditional” use under certain circumstances. It was concluded that halfway house should be revisited as a possible “permitted/conditional” use.

Due to length of discussion regarding the halfway house classification available work session time was consumed. Mr. Zenner noted that this discussion would be continued to the October 5 work session. Commission agreed that this would be acceptable.

ACTION(S) TAKEN: September 7, 2017, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.