

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

ATTENDANCE:

Commission Members Present: Burns, Harder, Loe, MacMann, Rushing, Russell, Strodtman, Stanton
Commission Members Absent: Toohey
Staff: Bacon, Caldera, Palmer, Smith, Teddy
Guest(s): None

ADJUSTMENTS TO AGENDA: None

Commissioners requested a discussion regarding the application of overlay zoning at the January 18, 2018 work session.

TOPICS DISCUSSED – New Business:

- Building Permit Report

Ms. Bacon provided the November 2017 building permit reports to the Commissioners for information purposes. Mr. Strodtman commented generally on the reports.

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

Ms. Bacon and Mr. Teddy picked up discussion of the potential amendments to the permitted and conditional uses from where the last work session ended. The Commission discussed the conditional and permitted uses from “Airport” through “Vehicle Wrecking or Junkyard”. The Commission also reviewed Accessory Uses and Temporary Uses in the chart.

Commissioners discussed the need to bring back a discussion on recycling facilities in terms of would all fall under “Vehicle Wrecking or Junkyard”? There was discussion that different facilities/types may fall under other districts or have other considerations. Commissioners’ discussed additional consideration at a later date of “Communication Antennas or Towers as an Accessory Use.” Ms. Bacon and Mr. Caldera noted federal laws regulating communication facilities.

It was recommended “Backyard or Rooftop Garden” be added as a potential accessory use in the Open Space (O) district and “Temporary Real Estate Sales/Leasing Office” be added to the table as a temporary use in the Industrial (IG) district. Ms. Bacon noted that real estate sales and leasing offices were permitted uses in the IG district. Commissioners’ noted “Temporary/Seasonal Sales or Event, Other” was allowed as a temporary use in all districts except for R-MH and asked staff to review the record to see if there was a reason, such as public input or street limitations, for the exception. Mr. Teddy said the use was generally garage sales. There was general discussion regarding solar and wind farms.

The Commission ended its discussion regarding potential changes to the Permitted Use Table.

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

Meeting adjourned approximately 6:48 p.m.