

Planning and Zoning Commission Work Session Minutes
February 22, 2018
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Commission Members Present: Burns, Harder, Loe, MacMann, Russell, Strodman, Stanton, Toohey
Commission Members Absent: Rushing
Staff: Bacon, Caldera, Smith, Teddy, Zenner
Guest(s): Farnen

ADJUSTMENTS TO AGENDA: Added discussion topic relating to Fair Housing Task Force.

TOPICS DISCUSSED

New Business:

- Building Permit Report

Mr. Zenner provided the January 2018 building permit reports to the Commissioners for information purposes. Mr. Strodman commented generally on the reports.

- **Sensitive Land Areas & FP-O Overlay Discussion**

Mr. Zenner provided an overview of the proposed text change distributed with the Commissioner's on-line work session materials. He noted that the provisions proposed were intended to encourage preservation of the floodplain/flood fringe areas that were otherwise available for development due to the exemption afforded to such property per Section 29-1.6 of the UDC. Mr. Zenner worked through each of the sections of the revisions that were proposed.

He noted that the only revisions being recommended were to Section 29-5.1(b) which dealt with the Land Analysis Mapping requirements and the restrictions from being able to locate development within those areas. He further pointed out changes to and reiterated the administrative relief provisions that existed within Section 29-5.1(b)(2) that would be followed if avoidance of sensitive areas other than the floodplain/flood fringe were found to be justified. Mr. Zenner noted that unless an applicant disagreed with the staff findings of justification for construction occurring within sensitive feature area the need for the Commission to consider design adjustments from this section of the code should be limited.

Commissioners generally found the proposed amendments consistent with their direction from the prior work session meeting. Staff was asked if they verify that floodplain/flood fringe encroachments or restrictions from sensitive areas match what was shown on the preliminary plat and what actually gets final platted and/or built. Mr. Zenner responded that as part of the final plat approval process easements and/or building envelopes that would have been required to restrict development from and preserve sensitive areas would be checked. As for floodplain/flood fringe encroachments, the Floodplain Development Permit process would be utilized and that FEMA was responsible agency to verify compliance. Amendments to the floodplain/flood fringe based on letters of map revision (LOMR's) would be issued by FEMA and would be shown on future revised Flood Rate Insurance Maps (FIRMs).

Mr. Zenner asked the Commission how they would like to proceed with the processing of this amendment. Commissioners indicated that they preferred to proceed forward with the amendment to be processed immediately instead of waiting as recommended in the staff memo. Mr. Zenner said that was possible and that a public information comment session could be scheduled for the next meeting with a potential vote occurring following such comment if desired.

It was noted that the comment session would be similar to that used during the UDC adoption process. Mr. Zenner indicated it would be similar. It was recommended that the notification used to solicit comments made it clear that the amendment was a draft and that comments were welcomed. Mr. Zenner indicated that he would take care in ensuring that the notification about the amendment clearly communicated that.

- **Fair Housing Task Force Discussion**

Due to time constraints, discussion of this topic would be carried forward to a future work session meeting. An overview of the topic was given as part of "Staff's Comments" during the Planning and Zoning Commission's regular 7 pm meeting.

Old Business -

- **Density Bonus Discussion**

Due to time constraints, discussion of this topic was carried forward to a future work session meeting.

ACTION(S) TAKEN: January 18, 2018, minutes were approved. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.