

Planning and Zoning Commission Work Session Minutes
July 5, 2018
Conference Room 1-B – 1st Floor City Hall

ATTENDANCE:

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

Commission Member Absent: None

Staff: Bacon, Caldera, Teddy

Guest(s): Barbara Buffaloe, Jay Hasheider

ADJUSTMENTS TO AGENDA: None

APPROVAL OF MINUTES: Approved the June 21, 2018 minutes without modification.

TOPICS DISCUSSED

Old Business-

- **Climate Action Plan Presentation- Follow Up**

Ms. Buffaloe, City Sustainability Manager, and Jay Hasheider, Chair of the Mayor's Task Force on Climate Change and Adaptation (Task Force) continued discussion with the Commission on the City's Climate Action Plan, including strategies and elements the Commission may provide input on. There was discussion of renewables and biomass and definitions under the City's codes, International Building Codes, and Federal regulations. The Commission reviewed with Ms. Buffaloe the summary list of a starting point of strategies developed from the previous work session's discussion. The Commission discussed preservation of prime farmland, native plants in landscaping, green roofs, incentives for pervious pavement. There was general discussion to critically consider the marriage of the building codes and the zoning code to work together and promote and incentives/strategies as identified in the Climate Action Plan. The Commission discussed with Mr. Hasheider and Ms. Buffaloe how to utilize existing green technologies, and how to course correct as technology changes.

The Commission made emphasis on working with the Task Force to weigh the cost-benefit analysis and return on investment for incentives. AN example cited was the potential use of green roofs being incentivized by counting towards open space requirements. The solid surface paving requirement for driveways was also discussed at length. This was an example where the Commission thought looking at the research for low impact design technologies, how they work, pros and cons, and design considerations may be beneficial. The Commission said the Task Force may identify the strategies and best practices for staff and the Commission to look into in terms of development codes.

July 5, 2018 Planning Commission Work Session Minutes

There was discussion on education of existing technologies, building practices and incentives, such as the solar and clustering bonus densities in the UDC. Providing an environmental audit similar to the energy efficiency audit was given as an example of what the City could look into providing. The Commission also discussed ADU and cottage options. There was discussion of norms locally, and how norms change for environmental options. Rain gardens, native plants, greywater, smart technologies (such as smart irrigation) and flexible alternatives and options were discussed as important to promote. The ability of the City to do demonstration projects was highlighted as beneficial, such as what the Land Trust was doing with the Lynn Street Cottage homes.

Mr. Hasheider and Ms. Buffaloe said the Task Force would be coming up with strategies in the next few months that could be reviewed by the Commission to provide input prior to drafting the report. The Task Force would also like input on strategies it would like to see as the Task Force was still in the information gathering stage from other commission and cities to assemble a draft list of strategies and parse out what was worth exploring for the City. There was general consensus that the Commission would continue to work with the Task Force in this regard.

New Business -

- **Comprehensive Plan Update- Future Land Use Map (FLUM):** This item was not discussed due to time limitations.

ADJOURN: The meeting adjourned at 6:55