

Planning and Zoning Commission Work Session Minutes
January 24, 2019
Conference Room 1-C - 1st Floor City Hall

ATTENDANCE:

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

Commission Members Absent: Toohey

Staff: Bacon, Caldera, Smith, Teddy, Zenner

Guest(s): Dokken, Hammon, Youmans, Riback-Wilson

ADJUSTMENTS TO AGENDA: None

TOPICS DISCUSSED

New Business -

- **December 2018 Building Permit Report**

Mr. Zenner provided the report to the Commissioners for information purposes. There were questions asked about the link to the 3-year CYTD report that was noted in the staff memo. Mr. Zenner indicated it was possible he selected the wrong link from the website and would look into prior to preparing the next report for the Commission. There was general discussion regarding permit activities and the revenues being generated. No other comments or questions were asked.

Old Business -

- **Rock Quarry Road Stakeholders Group Report – Follow up**

Mr. Zenner introduced the guests that were present and provided an overview of what the objectives for the evening were. He provided some background regarding the development of the Report and his understanding of the Stakeholders intentions with the Report's contents. Mr. Zenner explained that the two spreadsheets distributed with the work session packet were intended to help identify where certain provisions proposed in the Report were already addressed within the existing SR-O provisions and if not already addressed if they'd need to be policy or regulatory decisions of Council in the future. He further explained that the second spreadsheet was prepared by the Stakeholder Group as a means of expressing why the provisions were proposed the way they were based on the group's experience in dealing with development issues within the corridor over time.

There was discussion on the role of corridor plans, area plans, policies and legislation as well. Specific reference was made to the relationship between the 2002 Special Area Plan and the submitted Report and examples were provided of how each may be used to assist in guiding future corridor development. Mr. Zenner said additional regulatory changes may result from the Report with each having an associated public processes. An example which was discussed was the removal of invasive species, required by Code, and how its removal violates the general intent of maintaining the natural environment.

Mr. Zenner noted that a simple amendment clarifying how these objectives could be met would resolve the conflict and allow plan reviewers to have a regulatory basis upon which to check plans. The issue that exists with many of the regulatory deficiencies identified in the Report is that there is no corresponding UDC or other regulatory provision in place to mandate that a property comply with the Stakeholders "vision" of what the Rock Quarry Road corridor was to look like.

Commissioner's questioned if the Report's recommendations may go beyond allowable land use regulations. Mr. Zenner stated that the purpose of an overlay zone was to either relax or make more stringent the underlying zoning requirements. There was Commission discussion on this view point.

The majority of the work session was devoted to discussion on the possible disconnection between the 2002 Special Area Plan's goals and objectives and the goals and objectives proposed within the Report. Mr. Zenner and the Commission discussed the areas of overlap and disconnection and the report and how each document may best be used moving forward. There was significant discussion relating to the classification of Rock Quarry Road and the previous review by CATSO and their decision in 2015 to not recommend downgrading the road to a neighborhood collector.

There was also general discussion regarding pre and post development analysis for the corridor and additional tools and partnerships, such as working with Parks and Recreation programs. Signage consolidation and sign markers were also discussed generally. It was concluded that parameters and recommendations relating to the Report's contents may need to be categorized as being applicable to SR-O corridors more broadly, or specific to the Rock Quarry Road. Examples were discussed. Communication with owners and users of the corridor was discussed as important to raise awareness.

The Commission generally discussed the items on the first page of the Stakeholder Report analysis document prepared by the staff, with additional discussion to be held at future work session(s). Mr. Zenner requested that the Commissioners consider making notation on what Report recommendations may be more applicable to just the Rock Quarry Road SR-O and those that may be applicable to SR-O's in general. He suggested that having such analysis may assist in moving the Commission's discussion forward.

ACTION(S) TAKEN: Made motion (Burns, seconded by Strodtman) to approve agenda as submitted. Made motion (Russell, seconded by Strodtman) to approve the January 10, 2019, minutes as submitted. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.