

**Planning and Zoning Commission Work Session Minutes**  
**April 20, 2023**  
**Conference Room 1A & 1B - 1<sup>st</sup> Floor City Hall**

**Call to Order**

Commissioners Present – Burns, Carroll, Geuea Jones, Kimbell, Loe, MacMann, Placier, Stanton, and Wilson  
Commissioners Absent – None  
Staff Present –Teddy and Zenner

**Introductions**

**Approval of Agenda**

Meeting agenda adopted unanimously

**Approval of Minutes**

April 6, 2023 minutes adopted with Commissioner Burns abstaining

**Old Business**

**A. UDC Text Amendment – RC (Residential Cottage) District**

Mr. Zenner gave an overview of where the regulations stood following the conclusion of the prior meeting. There was significant Commission discussion as it related to the potential of changes to setbacks given the varying different types of situations in which the new district may be applied. Commissioners also discussed the need to potential create a definition for infill to ensure that if the new district was to be applied to greenfield development it was clear that certain dimensional standards may need to be addressed differently.

Mr. Zenner conveyed a question brought to him by a design professional about how to address a possible greenfield situation in which developers sought rezoning to the R-C district as a way to just create small lots as a way of maximizing possible lot yields. Mr. Zenner suggested that the Commission may need to think about potential “use-specific standrds” that could address those situations. He suggested that maybe an active open space requirement would be appropriate after a particular number of lots were created. There was limited Commission discussion relating to ideas; however, nothing was formally proposed.

Mr. Zenner then noted that Commissioner Loe had prepared diagrams that she wanted to share with the Commission that examined the lot coverage issue discussed at the last work session. Mr. Zenner brought up the diagrams and Commissioner Loe discussed them with the Commission. It was concluded that the approximate 50% open space standard initially discussed seemed appropriate; however, prior to settling on that number Commissioner desired to further consider the implications.

Having reached the end of the allotted work session time, the Chair asked Mr. Zenner what the next steps were. Mr. Zenner indicated that he’d like the Commission to review the remainder of the amendment with specific attention being given to the possible “use-specific standards” and the Permitted Use Table revisions. He noted the May 4meeting was to be fully allocated to the discussion of the STR survey results and that the Commission would return to discussion on the R-C district later in May.

## **ADJOURNMENT**

Meeting adjourned at approximately 6:55 pm

### **ACTION(S) TAKEN:**

Motion made by Commissioner MacMann, seconded by Commissioner Kimball, to approve the agenda as proposed.

Motion made by Commissioner MacMann, seconded by Commissioner Kimball, to approve April 6 work session minutes as presented with Commissioner Burns abstaining.