

**Planning and Zoning Commission Work Session Minutes
February 9, 2023
Conference Room 1A & 1B - 1st Floor City Hall**

Call to Order

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

Introductions

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

January 19, 2023 work session minutes adopted as presented.

New Business

A. Potential UDC Amendment (i.e. small lots) – Discussion

Staff and the Commission discussed appropriateness of this amendment and permission from Council to pursue an amendment. Staff stated that a zoning Study RFP was out for bid and that this amendment was generally related. Staff clarified that the purpose of this agenda item is to discuss Commissioner Loe's research into the UDC's provisions for small lots and its outcomes. Her research included several graphics relating to the UDC's current lot coverages for several zoning districts and the "cottage-style" dimensional standards.

UDC standards were compared to two recent cases, Midland and Northridge Cottages subdivisions. Commissioner Loe aggregated subdivision regulations for similarly zoned cities and compared the setbacks and additional regulations for each zoning district. She highlighted the metric for maximum lot coverage. Mr. Zenner commented that we have a maximum lot area coverage in the UDC given minimum open space requirements.

Commissioners asked why there is a 60' minimum building width for legal lots? Staff responded that utilities, driveways, other features of site development generally require a minimum width to accommodate these features. Commissioners asked why old lots were narrower and thus deemed sub-standard. Staff responded that development is different today than it was 100+ years ago. It was noted that many of these lots were platted and developed prior to the concept that everyone would own a car and its associated garages and driveways.

Commissioner Stanton commented that urban renewal started a lot of these problems. He recommended to peel back the layers of regulations to see how development has changed and why those requirements were put in place. Commissioners commented about their own neighborhoods and the neighborhood around Hubble Drive was discussed as an example of a neighborhood block downtown that has narrow streets and minimal setbacks. The lots on the western part of this street are served by an alley which staff and the commission support but rarely see utilized in contemporary subdivision design. Commissioner MacMann stated that the neighborhood dynamic is such that there is a high degree of neighborliness and friendly interaction happening on these porches.

B. UDC Text Change (cottage-style development) – Discussion

The Commission discussed creating an R-C cottage zoning district. Commissioner Loe identified a potential issue with the 2,500 sq.ft. minimum lot area for R-MF zoning in that it may be preventing missing middle housing from being developed. Staff indicated that form-based code features and architectural characteristics could be incorporated into this zoning district or use-specific standards. All commissioners were in favor of a straight zoning district for cottage development.

ADJOURNMENT

Meeting adjourned at approximately 6:57 pm

ACTION(S) TAKEN:

Motion made by Commissioner MacMann, seconded by Commissioner Loe, to approve the agenda as proposed. Motion passed unanimously. Motion made by Commissioner MacMann, seconded by Commissioner Burns, to approve the January 19 work session minutes as presented. Motion passed unanimously.