

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD MAY 5, 2015

5:30 P.M. SESSION CCR 3RD FLOOR CONFERENCE ROOM:

1. CALL TO ORDER –
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; Steve Hannan, Vice Chairman; Brandee Caswell, David Goff, Patricia Connell.

It was moved by Mr. Sullivan to excuse Mr. Crouse and Mr. Rothschild from the meeting.

The following votes were cast on the motion:

Those voting Yes: Caswell, Goff, Hannan, Sullivan, Connell.

The motion carried.

ALSO PRESENT – Rita McConnell, Community Development Director; Randall Sampson, Sr. Ass't. City Attorney; Carol Ibanez, Planner; Joan Brown, Recording Secretary.

3. APPROVAL OF MINUTES FOR APRIL 7, 2015 - The minutes of April 7th stand approved as printed.
4. GENERAL BUSINESS – None

6:00 P.M. CONTINUATION OF 5:30 SESSION IN COUNCIL CHAMBERS:

5. REPORTS – Land Development Code Updates Workshop

Mr. Todd Messenger, Consultant, referred to a slide presentation and discussed a 3-part analysis and recommendations regarding Article 5, other areas of concern and variance practice. He talked about Article 5 being updated to better reflect market conditions, better define permitted uses, and begin to unwind "micro-management". He further discussed current and proposed industrial uses which have been broken out into three categories: light industry, heavy logistics center, and heavy industry. Another issue of discussion was places of assembly. He talked about the Federal regulations regarding schools and churches. He further talked about other changes and stated it was necessary to define all uses, add live-work units, free-standing emergency room, pre-kindergarten, and data center. He talked about including imaging with medical office, and there should be more opportunity for urban passive recreation. Also, include quick-charge stations with service stations, congregate care, continuing care, and comparable products. Reclassify produce stands to accessory use, move feed store and veterinary office to a commercial heading instead of agricultural, and delete reservoir construction and borrow pit from use table. He talked about an interim ordinance being used to provide a 2-3 year fix that improves Article 5 and provides a foundation for further long-term reforms.

Ms. Rita McConnell talked about the next steps to be taken – Use Table Advisory Committee (UTAC) meeting on Use Table May 12th, outreach to churches to be scheduled in June 2015, interim ordinance to Planning Commission in July 2015, and public hearings on interim ordinance to City Council in August 2015.

6:30 P.M. SESSION IN COUNCIL CHAMBERS

6. PLEDGE OF ALLEGIANCE –
7. PETITIONS AND COMMUNICATIONS –

8. PUBLIC HEARINGS – None
9. OTHER ITEMS – The next scheduled meeting will be held May 19, 2015.
10. CONTINUATION OF REPORTS – Land Development Code Updates Workshop

Mr. Sullivan asked why we wanted to define more uses when the thought was to eliminate some uses.

Mr. Messenger explained the reasoning for including three industrial categories, and stated there are only a few proposed additions. In general, we are proposing to shorten the use table.

Mrs. Connell asked for the definition of straight zoning

Mr. Messenger explained the characteristics of straight zoning or standard zoning districts and PUD zoning districts. He further stated the PUD zoning districts provide more flexibility than the standard zoning districts.

Mr. Hannan asked what the purpose of moving produce stands to another category.

Mr. Messenger stated produce stands would be an accessory use to the principle use.

Ms. McConnell stated it was also an accessory use to community gardens.

Mr. Messenger stated it would not affect the Farmers Market in any way.

Ms. Caswell asked what the long-term projections for addressing the micro-management issues mentioned in the report.

Mr. Messenger stated there are more zoning categories than are needed. He talked about the number of community characters and felt with fewer zoning districts it would lessen the opportunity for conflicts and confusion. He further talked about confusion between definitions and regulatory requirements within the code.

Ms. Caswell asked about the proposal to provide more administrative decisions at a staff level.

Mr. Messenger gave an example of a review item such as fast food restaurants located within a commercial center having to go through the public hearing process rather than just an administrative approval because the impacts are minimal. He talked about development projects and explained when standards are applied they would meet the criteria and would not require a public hearing. He also stated the administrative review process would involve only low risk developments.

Ms. Caswell asked if there was any feedback from the public and stakeholders regarding places of assembly.

Mr. Messenger explained there was a clear message to talk with the religious community about what this means to them and what the real objectives are so everyone understands and works together towards the implementation.

Ms. McConnell stated the current code allows churches in all districts, whereas places of assembly are only allowed in commercial districts.

Mr. Goff questioned asked if existing church signs would be "grandfathered" in with the adoption of a new sign code.

Mr. Messenger stated we are not proposing a more restrictive sign code. He stated non-conforming signs can go on forever.

Mrs. Connell asked for clarification of the statement regarding a new three-pronged approach to housing types and diversity.

Ms. Messenger explained the development of infill property as well as redevelopment without impacting the character of the community.

Ms. McConnell referred to the Use Table and talked about what changes are being proposed.

11. ADJOURNMENT – 7:13 P.M.



Steve Hannan, Acting Secretary



Joan Brown, Recording Secretary



John Sullivan, Chairman