

MINUTES

Members Present: P. Aho, V. Ward, L. Cooley, K. Rawn,

Members Absent: R. Hall

Staff Present: L. Painter, J. Kaufman

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 3:36 p.m.

Note: the original Call to Order was at 3:31 p.m.; however, as staff had inadvertently forgotten to start recording the meeting, the Chair opted to restart the meeting at 3:36 p.m. No actions were taken before the meeting was restarted.

MINUTES

Ward MOVED, Cooley seconded approval of the December 15, 2020 minutes with the following change: Revision to bullet two under Riparian Corridors to end the bullet with the word objectives and delete the phrase after the word objectives.

Motion PASSED unanimously.

OPPORTUNITY FOR PUBLIC COMMENT

Chase Powell and Stephen Moriak addressed the Commission regarding Mr. Powell's 1/11/2021 email and provisions related to unit mix requirements for multi-family developments. Mr. Powell noted that the requirements as drafted differ from his recollection of the Committee's previous discussion on unit mix requirements and that requiring both exterior entrances and private space for units in mixed-use buildings would be difficult to meet and could result in poor architectural design.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

Multi-Family Regulations-Unit Mix Question (Article 10, Section B.6.d)

Painter reviewed the regulation in question as well as the draft discussed at the July 28, 2020 RRC meeting and the minutes of that meeting. Cooley volunteered to review the video of that meeting for additional background and provide a report at the next meeting.

Single-Family Residential Districts

Painter reviewed the proposed approach to single-family districts discussed at the last meeting and additional questions on how to implement that approach. Members discussed the following:

- Changing the allowable densities for properties that have both public water and sanitary sewer infrastructure to 3 units per buildable acre on local roads, 6 units per buildable acre on collector roads, and 8 units per buildable acre on arterial roads.
- Need to map where different lot sizes/densities would be permitted based on infrastructure availability and road type

- Establishing use specific conditions such as minimum lot area, road type, etc. to differentiate where other uses may be located within the district.
- Establishing dimensional requirements based on minimum lot sizes

Single-Family Uses in ARH, DMR and PVRA Zones

Painter reviewed the current standards noting that developing single-family neighborhoods in these zones would require a rezoning, special permit and subdivision. Members concurred with changing the permitted uses in these districts to eliminate the special permit requirements. Painter will bring formal changes to the Commission at a future meeting.

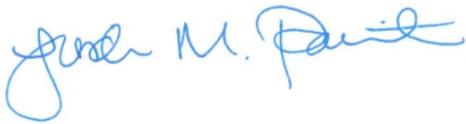
FUTURE MEETINGS

The next meeting is scheduled for January 28, 2021 at 3:30 p.m.

ADJOURNMENT

The meeting adjourned at approximately 4:37 p.m.

Respectfully Submitted:



Linda M. Painter, AICP
Director of Planning and Development