

CAC Public Meeting Minutes

Tuesday, February 14, 2023

2:30 p.m.

New City Hall: Second Floor Assembly Room 206 N. 5th Street

Call to Order/ Roll Call 2:30 pm

Present: CCI Liaison Tom Pratum, Beth Lindsay, Michael Thornton, Don Reordan, Vice Chair Dianne Helmer, and Chair Beverly Smith

Absent: Planning Technician Oliver

Staff Present: Planning Director Foster, James Schireman, Planner at RVCOG

Introductions and Review of Agenda

Public Comment: None

Planning Commission Work Session Summary

The Planning Commission has received both of the CAC's Majority Reports on Trees and the Parking Reform during their hour-long study session on February 8th, 2023. There were minor comments about the trees for consideration, but nothing of substance. Staff will do some very minor clean up, but we believe the Planning Commission is satisfied with the Tree section. There will be another study session on March 8th that will cover the parking reform since there was only one hour to cover the tree standards. Once the Planning Commission has accepted the Parking Reform, we will have a Public Planning Commission Hearing on both the trees and parking.

Staff cleaned up the use tables, we have plugged in the table numbers and the formatting so that they are consistent throughout the document, because as we add things, it throws everything off which is why it's been so challenging.

Ian showed the CAC all of the updated tables that staff has worked on. They read through the tables together as a group. As we moved into the low-density residential lot development standards, we had to update this portion. We need to change the lot width to be 50 feet because that's the typical width of a lot for 5000 square foot lots 50x100 because our minimum for the SFR5 is 50 feet. Staff and the CAC also worked on the rear yard setbacks, with our 10-foot starting point and then the exception for a two-story you jump to 15 feet, and if you're 2 1/2 stories, you jump to 20 for that rear yard increment. The structural lot coverage is 40%, and under the exceptions, non-structural impervious surfaces is 10%, and it's tricky to explain that it's 10% in addition to the underlining 40%. As we work on making this language clearer, we discussed the possibility of striking the language on the additional 10% impervious surfaces so that the structural is a certain % and the impervious is a certain % so that it would be just a flat 50 % for both structural and non-structural (impervious surfaces) never going over the 50% on either. We do not want fields of concrete in the front yards. This table will make it so much easier instead of just having the text of the code.

The group discussed the following tables:

Hillside Residential Zone

Border Residential Zone

Floor Area Ratios/Structural Lot Coverage

Medium and High-Density Residential Districts MF and PUD Zones

Corner lots for the MF

Bed and Breakfast facilities

Lot Standards

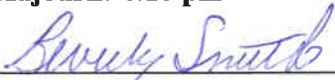
We need to re-visit Special Standards in both Commercial Zones and Multi-Family Zones
We can change the colors on the tables so that people can easily understand what's permitted and what is not in their zone

We will get the tables cleaned up for the next meeting, and the table formatting is looking good!

We will be getting into the Historic Protection Standards next time and Ian gave them a quick overview of that section that we will be diving into next. We have several homes listed as Primary and Secondary historic recourses that should and will be protected.

The Next CAC meeting will be February 28, 2023 at 2:30PM

Adjourn: 4:10 pm



Beverly Smith, Chair of the CAC



Diane Oliver, Building/Planning Technician

Date of Approval: 3-14-23