

# CAC Meeting Minutes

Tuesday, April 6, 2021

2:30 p.m.

**Zoom**

**Call to Order: 2:32 pm**

**Review of Agenda/Roll Call**

**Members Present:** Don Reordan, Michael Thornton, CCI Liaison Tom Pratum, Vice Chair Dianne Helmer, and Chair Bev Smith

**Staff Present:** Contract Principal Planner (RVCOG) Ryan Nolan, City Planner, Zac Thompson, and Planning Technician, Diane Oliver

**Absent:** Planning Director, Ian Foster

**Minutes:** Minutes of the March 23, 2021 stand as submitted

**General Public Comment:** None

Ryan Nolan introduced himself to the committee who will assist while Ian is away-

**Continued Discussion: Article 2 of the Draft Development Code: Zoning Regulations (Zoning District Regulations, Including Lot and Development Standards for Non-Residential Districts, & Special Use Standards)**

**The CAC discussed the following-**

Minimum Lot Coverage in the HC

Minimum Lot Width and Depth HC

Height Methodology when Building a Structure-35 Feet

Fencing- the CAC is in agreement that this will change to 4ft maximum height in front yards, instead of 3 ft now

In Section 3.4.040 let's reference 4ft fencing

Lot Coverage HC 90%, possibly change to 50% We need to reassess California Street

Possibly striking out 6ft reverse frontage

California Street Setbacks

Commercial 0'

Residential 15'

HARC Purview for residential

Minimum Landscape Area -wrong code reference 3.2.030.D & 3.2.060 both incorrect, let's fix those

Garage Setback Standards

Minimum Setbacks Yards/Residential is 15' Front Yard/ 4' Side Yard/ 12' Rear Yard

HC is 0 ft


Variances are HARC purview

Adjacent to SR District- we may remove this- Section 2.2.170 needs to be corrected to 2.2.070 in HC and GC  
Setback Yard Exceptions/Encroachments

**Other Business:** None

**April 20<sup>th</sup>, 2021** we will meet again at 2:30PM via Zoom

**Adjourn: 4:05 pm**

  
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**Beverly Smith, CAC Chair**

  
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**Diane Oliver, Planning Technician**

Date of Approval: 4-20-2021