

# CAC Public Meeting Minutes

Tuesday, July 25, 2023

2:30 p.m.

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

**Call to Order/ Roll Call 2:30 pm**

**Present:** Michael Thornton, (via Zoom) Beth Lindsay, Vice Chair Dianne Helmer, and Chair Beverly Smith

**Absent:** CCI Liaison Tom Pratum, Planning Director Ian Foster

**Staff Present:** Planner James Schireman, and Planning Technician Diane Oliver

**Introductions and Review of Agenda**

**Review of Minutes from July 11, 2023** stand as submitted

**Public Comment:** None

**Review Draft Solar Setback Language:** James Schireman, Planner for the RVCOG discussed which zones in Jacksonville would be held applicable when applying solar setbacks. We know that after studying Ashland's solar standards they are too difficult. We also discussed definitions that we should include if we decide to keep some sort of solar standards in place. Reviewing the solar tables one and two, the equations are too difficult to understand. We discussed the possibility of implementing a solar building envelope that could be easier to understand and would not be difficult to figure out. Using a fence height for certain zones, for example using a 12-foot-high solar fence, and use a 25-degree slope from that point. If the applicant can show that their building solar shade fits in that envelope, then an applicant could demonstrate easily that the proposal fits in that envelope, and meets solar setbacks. One approach says "show your work" and show how your building fits underneath and inside the envelope. This makes logical sense, because it's visual and user friendly. Let's think about adding a simple solar setback definition, and where it will apply. We want what will be reasonable for the applicants.

We took a consensus on whether to get rid of the solar standard all together, or to keep it in. The consensus was to keep some kind of solar standard in the new code update.

**Motion by Chair Bev Smith: To adopt a new form of solar setback standards for the city of Jacksonville's new code update**

**Vote: Michael Thornton – Yes**

**Beth Lindsay – Yes**

**Vice Chair Dianne Helmer – Yes**

**Chair Bev Smith – Yes**

We will keep the solar standards in the code update.

We discussed certain zones like the hillside residential zones. We also discussed solar setbacks when the lots measure 50x100. Should certain zones be exempt from the process?

The next plan of action at our next CAC meeting is for James to come back with an updated re-draft of the language and adopt a more visual model that will give us the tools to be better prepared on which solar method we want.

- A more mathematical table method or

- A Solar Envelope

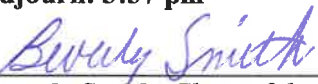
For a future discussion in 18.19.050 the solar lot orientation that is mentioned in this section, we need to look more carefully at this because we don't have many vacant lots left in city limits. If there were to be a future annexation, this language states that "site and location permit", so if there's certain topography in the area, we should think about waiving this section.

James Schireman gave a quick update on the Planning Commission hearing that took place on July 12 regarding The work the CAC has worked on, specifically the Tree and Parking standards.

Agenda items for the next meeting: James will come back with updated language on the new solar standards and look at the uses in the Historic Core. We want the core to remain as a service and tourism zone.

Chair Bev Smith encouraged the group to read the Jacksonville Historic Element from the Comprehensive Plan.

**Adjourn: 3:37 pm**

  
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**Beverly Smith, Chair of the CAC**

  
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**Diane Oliver, Building/Planning Technician**

Date of Approval: Aug. 8, 2023