

POLICY COMMITTEE MEETING

September 1, 2011

4:00 p.m.

County Complex, Building A

1) Roll Call

Present

Mr. Jack Fraley
Mr. Tim O'Connor

Absent

Mr. Al Woods
Mr. Rich Krapf

Staff Present

Mr. Allen Murphy
Ms. Tammy Rosario
Mr. Ellen Cook
Mr. Jason Purse
Mr. Brian Elmore

Mr. Jack Fraley called the meeting to order at 4:05 p.m.

2) Minutes – June 16, 2011 & July 13, 2011

Mr. Fraley stated there was not a quorum present to approve the minutes. He stated the minutes would be reviewed at the next meeting.

3) New Business

A) Residential Districts

Ms. Ellen Cook stated staff proposed changing ordinance language for R-1, R-2, and R-5 residential districts.

Mr. Fraley stated the new table format for listing permitted and special uses is easier to follow.

Mr. Fraley asked why Section 24-242(a) of the ordinance requires conservation easements in areas that are already undevelopable. He asked if the costs were worth the benefits of having easements.

Ms. Tammy Rosario stated conservation easements provide an additional layer of protection for removing trees from steep slopes. She stated the easements cover steep slopes not already within Resource Protection Areas.

Mr. Allen Murphy stated the conservation easements would apply to individual lots. He stated the ordinance would benefit the County while also allowing developers to count the easement area when calculating density.

Mr. Fraley moved on to the section of the ordinance discussing open space and asked if it could be written more simply.

Ms. Cook stated the language describes what developers can and cannot count towards their open space. She stated the clarifications of what can count for open space cause the language to be longer than the current ordinances.

Mr. Fraley asked if it was possible to simplify the open space language in Section 24-242(b).

Mr. Murphy stated staff could attempt to simplify the language.

Mr. Fraley stated the ordinance references the County's Natural Resource Policy. He stated the ordinance should direct readers where to find the policy.

Mr. Murphy stated the administrative policies were organized online and that a reference could be added.

Mr. Fraley stated he was pleased with staff's R-1 revisions.

Mr. Fraley questioned whether government offices should be allowed in R-2 districts. He stated the statement of intent states, "...certain additional community oriented additional uses that serve the residents of the district." A government office would not meet that definition. He questioned whether a market would meet that definition.

Mr. Murphy stated the commercial uses listed are low impact, and require a special use permit (SUP). The Comprehensive Plan calls for certain commercial uses in residential districts, given the typical nature of a neighborhood. Staff developed a fairly conservative commercial list, all of which fall under SUP protection. In a rare instance, the County could potentially set up an office in a residential area.

Mr. Fraley stated he was looking for commercial uses that serve the residents.

Mr. Murphy stated staff could add a sentence to the statement of intent better clarifying commercial uses the community finds acceptable. He stated staff can also remove any specific use the Committee finds unacceptable. These uses are intended to have low impacts and blend into the surrounding neighborhood.

Mr. Fraley stated commercial uses should serve the local community. He stated uses serving the community are different from those with a very low impact. Either change the statement of intent or limit uses to those serving the community.

Mr. Murphy stated limiting uses would require staff re-examination of all of the commercial uses.

Mr. Tim O'Connor stated sometimes there are businesses, such as photography studios and sculptors, in and around residential communities.

Mr. Murphy stated those uses are typically innocuous. He stated the market store may not be.

Ms. Rosario stated the limited commercial uses also benefit the larger community by reducing traffic trips to and from neighborhoods if residents could work close by.

Mr. Fraley asked staff to clarify the statement of intent and re-examine allowing government offices in R-2 districts.

Mr. Fraley stated he liked including the density bonuses using the same language as cluster overlay districts. He asked if the open space language could match R-1 and R-2 districts.

Mr. Murphy stated staff would try to condense the open space language.

B) Multiple-Use Districts

Mr. Jason Purse stated proposed changes to industrial uses in multiple-use districts would not have to meet DRC or commercial SUP thresholds. He stated staff proposed increasing two by-right manufacturing uses, manufacturing and processing of textiles and textile products and manufacturing and processing of products made from previously prepared products, from 2,000 to 5,000 square feet.

Mr. Murphy stated the increased thresholds were largely based on the recommendation of the Director of Economic Development. He stated Mr. Russ Seymour felt no manufacturer could attempt such a small operation. Mr. Seymour reviewed the remaining industrial uses in the multiple-use districts.

Mr. Fraley asked if the height waiver language for residential districts was clear to everyone. He asked if building heights may be 45 feet tall if both side yard setbacks were increased to 25 feet.

Mr. Murphy stated that was correct.

Mr. Purse stated that language is not in multiple-use districts, and Ms. Cook discussed the language from the other residential districts.

Mr. Fraley stated he liked the density bonus table. He stated the list of 15 density bonus methods was too long. Applicants would be able to "phone in" some of their six allowed bonus methods.

Mr. Purse stated staff proposed halving MU standard density. He stated applicants would have to use six bonus methods to attain current density levels.

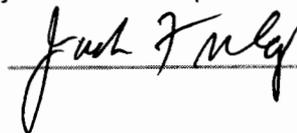
Mr. Fraley stated if the County implements a Transfer of Development Rights (TDR) program, density would have to be redone.

Mr. Murphy stated staff would adjust it under that scenario.

Mr. Fraley stated he had no comments for R-4 or PUD districts.

4) Adjournment

Mr. O'Connor moved to adjourn. The meeting was adjourned at 4:50 p.m.



Jack Fraley, Chair of the Policy Committee