

MINUTES: PLANNING AND ZONING COMMISSION
November 11, 2013

MEMBERS

PRESENT: Jerry Jenkins, Justin Allen, Joe Higgs, Ramie Hammonds, Dennis Dillon

MEMBERS

ABSENT: Glenn Jensen

OTHERS

PRESENT: Director of Development Services Joseph Iliff

1. Meeting called to order at 7:05 pm.
2. Determination that a quorum was present and no seating of an alternate was necessary.
3. Election of a Chair and Vice Chair.
 - The election of a Chair and Vice Chair was tabled with a motion from Joe Higgs and a second from Justin Allen pending new Commissioners being seated in the future. Motion carried unanimously.
4. Approve minutes of the October 14, 2013 meeting.
 - Motion to approve minutes as presented was given by Ramie Hammonds with a second by Dennis Dillon. Motion carried unanimously.
5. Consider, discuss, and possibly take action on a proposed amendment to the zoning ordinance creating the (RO) Residential Office District, permitting residential and low impact commercial uses.
 - Joseph Iliff explained the major differences between current B1 zoning and the proposed RO zoning. As an example given: Hunter's Grocery or Pelligrino's are both zoned B1 because they are open late hours with a lot of pedestrian traffic. However, the State Farm office is in a home with limited pedestrian traffic but is also zoned B1. The proposed RO zoning would be beneficial for offices similar to the State Farm office that is in residential areas with limited pedestrian traffic.
 - Mr. Higgs and Mr. Jenkins both expressed many concerns of moving more business into residential areas and offering another option to citizens to rezone into business.
 - The goal of the RO is to assist those areas of town that are in transitional areas. Those specific areas may not be geared to a true B1 business area and are also not truly residential. The RO is a lighter business zoning to help fit into both the business and residential community.
 - Joseph Iliff reiterated that this is not a city proposal of a citywide rezoning. This is strictly a possible new zoning district that has to be requested and presented to both the Planning & Zoning Commission and City Council.

- Ramie Hammonds commented that the RO gives the Commission and Council the power to allow less invasive proposed businesses into possibly residential areas.
 - Commissioners feel that daycares should be excluded from the RO along with restaurants or any business with animals. They fear that daycares will bring in a lot of unwanted traffic to the area.
 - A motion was made by Joe Higgs and seconded by Ramie Hammonds to table the item to a future meeting. Motion carried.
6. Director's report on analysis of official zoning map concerning residential dwelling minimum size and maximum density for undeveloped properties.
- The majority of the undeveloped properties (residential only) are zoned SF10 with very few zoned SF8.
 - There is one lot that is undeveloped (located at 6th and Bolivar) that is zoned Duplex.
 - There is a property east of 35 between Church and Wood that is zoned Multi-Family and that is the only Multi-Family undeveloped property in town.
7. Meeting Adjourned.