

Notes from Concept Team Meeting- 7/29/2020, 3:00 pm, Virtual

Members Present: Mary Lane, Clay Black, Lynda Eisenberg, Paige Sunderland, and Hannah Weber.

The meeting began at 1:00 pm. The first item on the agenda was approval of the July 7 meeting notes. The meeting notes were approved without any changes.

The next item on the agenda was a discussion of the path forward. Specifically discussed was the July 23 briefing of the Board of County Commissioners, as well as their direction regarding the comprehensive rezoning of residential properties. Following a presentation of the options for proceeding with the text rewrite and on-the-ground rezonings, the BCC instructed staff to continue working on the text, with as much public outreach and input as possible. This will include posting all materials on the website, informing interested parties of the activities and progress, and holding video meetings in real time with the opportunity for input during the meeting. The goal for presenting text changes to the Planning Commission is Fall, 2020. Staff was also instructed to accept comprehensive rezoning applications to the residential districts prior to completion of the text. It should be made clear to applicants that the forthcoming text changes may alter their current plans for the property, and this is the risk of moving forward with an application at this time. In addition, ONLY applications for properties that are consistent with the future land use designations in one of the adopted plans may be accepted by the Department of Planning. Lynda reported that there are very few properties that have a different land use designation and meet this standard.

The main point of discussion was how to handle the newly created nonconforming uses, specifically the hospital, medical centers/clinics, and age-restricted housing, which are all being changed from conditional uses in residential districts to prohibited. It was agreed that the hospital should remain conditional in R-20,000 District and will not become nonconforming. By definition, this includes all ancillary uses on the same site. Staff will look into how many conditional uses have been approved for medical centers/clinics throughout the County in the residential districts that are still in operation and were not rezoned to a commercial district in the 2019 comp rezoning. Regarding age-restricted housing, it was agreed that existing approved uses of this type should remain conditional uses, and therefore grandfathered, and all future such uses should be prohibited.

The group also discussed whether the Master Plan recommendations regarding minimizing use-in-common driveways, cul-de-sacs and panhandle lots in the residential districts should be included in this package. While these issues are related to residential development, it was agreed that they would better be addressed separately, as they also apply to the Ag District. These discussions should include the Department of Public Works, which is responsible for the maintenance of County roads.

Lynda proposed, and the group agreed, that when the text changes for residential districts are presented to the Planning Commission and BCC, a number of unresolved issues for further

study should also be noted. In addition to the roads issue, this may include the proposal received for Development Rights and Responsibilities Agreements, affordable housing, tiers, and proposed changes to the phasing of residential development.

The last major remaining issue for consideration is Planned Unit Developments, which will be discussed at the next meeting. It was noted that as this only applies to large tracts in the R-10,000 and R-7,500 districts, there are not any real opportunities for its application.

The meeting adjourned at 2:30 pm.